

2/27/87

*Planning Commission's current
recommendations are listed in the
"Dead Rec" column, except as noted in
Policies 8.3, 16.5 & 4.5*

SNCCA-0038

5 Doc. 1 of 2

5/28/87

SOUTH COUNTY JOINT PLANNING PROGRAM

COMPARISON OF SANTA CLARA COUNTY PLANNING COMMISSION AND DEPT. OF LAND USE AND DEVELOPMENT RECOMMENDATIONS

The attached document provides a policy-by-policy comparison of: South County Advisory Committee, County Planning Commission and Dept. of Land Use and Development recommendations relating to the South County policies.

Advisory Committee Recommendations--Original policy wording as contained in the South County Report

County Planning Commission Recommendations--Recommendations adopted by the Commission on January 15, 1987

Dept. Land Use and Development Recommendations--Recommendation of the Dept. of Land Use and Development, based on D.L.U.D. review of referral comments received from the following County Departments, Offices, Agencies and Commissions:

Dept. Land Use and Development (Planning Office, Central Permit Office, Surveyor's Office, Code Enforcement)

Dept. of Health Services (Toxics Office)

Transportation Agency

David Morrell, Hazardous Materials Consultant to the Office of the County Executive

Santa Clara County Solid Waste Planning Program

County Planning Commission

County Parks & Recreation Commission (draft comments)

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 28 1987

UNIVERSITY OF CALIFORNIA

Conventions used:

New wording is underlined

New policies are numbered with a plus (+) [e.g., a new policy which follows Policy 1.1 would be Policy 1.1+]

An asterisk (*) indicates a Dept. of Land Use and Development recommended revision which is further explained in the accompanying Administrative Comment on D.L.U.D. Recommendations (yellow cover)

Questions about this information should be addressed to Eric Carruthers or Susan Phillips of the County Planning Office at 299-2521.



Digitized by the Internet Archive
in 2024

<https://archive.org/details/C123305314>

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

1. URBAN GROWTH AND DEVELOPMENT

* The three jurisdictions' existing plans should be continued as the basis for joint policy in the South County, since they are in general agreement on most topics and will accommodate the projected growth to 2005. By that time, the number of South County residents is expected to increase more than two-fold and employment more than four-fold. Effective joint planning should be continued, since Santa Clara County is a fast-growing region, drawing large amounts of industry and people, and the pressures for growth are likely to continue beyond that date.

* 1.1. The plans of the two Cities and the County do not need to be revised at this time to accommodate projected growth to 2005.

1.2. Since urban development will continue beyond 2005, it is important now to consider the potential general patterns of development beyond 2005 and to identify the areas to be kept in long-term rural land uses or open space before the pressures for urbanization are unmanageable.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Since urban development will continue beyond 2005, it is important now to consider the potential general patterns of development beyond 2005 and to identify areas needed for future urban development as well as areas to be kept in long-term rural land uses or open space before the pressures for urbanization are unmanageable.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

The three jurisdictions' existing general plans should be continued as the basis for joint policy in the South County, since they are in general agreement on most topics and will accommodate the projected growth to 2005. By that time, the number of South County residents is expected to increase more than two-fold and employment more than four-fold. Effective joint planning should be continued, since Santa Clara County is a fast-growing region, drawing large amounts of industry and people, and the pressures for growth are likely to continue beyond that date.

The general plans of the two Cities and the County do not need to be revised at this time to accommodate projected growth to 2005.

Recommend Planning Commission revision

PC Rec

88 00765
Appendix
3/5/87



SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

1.3. Conditions of population/employment growth and land development in the South County and surrounding regions should be regularly monitored:

- a. to assess the demand for additional urban development in South County, and
- b. to determine when it would be appropriate to plan for more extensive urban development in the South County.

* 1.4. There should be regular monitoring of urban growth and of the effectiveness of plans and regulations, in order to make changes needed to achieve community objectives. Consideration should be given to potential long-term development patterns and to areas which are to be kept in long-term rural use or open space.

1.4+

COUNTY PLANNING COMMISSION RECOMMENDATION

Conditions of population/employment growth and land development in the South County and surrounding regions should be regularly monitored:

- a. to assess the effect of the jobs/housing balance in North County and in surrounding areas on the South County community,
- b. to assess the demand for additional urban development in South County, and
- c. to determine when it would be appropriate to plan for more extensive urban development in the South County.

Advisory Committee wording acceptable

Add Policy:

Development of the urban growth monitoring program should be undertaken immediately. The role of each jurisdiction in implementing the program should be specified, and responsibility for overall coordination should be assigned. The program should establish criteria which would trigger planning for new urban growth (including designation of an urban reserve), as well as for review of existing plans and regulations. It should also provide for maximum feasible integration with other monitoring programs.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

In using information developed through the urban growth monitoring program, consideration should be given to potential long-term development patterns and to areas which are to be kept in long-term rural use or open space. Where appropriate, specific area plans should be prepared jointly between the South County jurisdictions.

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

1.4+2

Add Policy:

Recommend Planning Commission revision

In order to facilitate long-range infrastructure and urban service planning and to minimize urban development pressure on land which is expected to remain in agricultural, open space or other low-intensity use, the South County jurisdictions should designate an urban reserve for growth which is expected to occur after 2005. This planning should commence when the appropriate urban growth monitoring program criteria have been met.

Urban development should occur in the cities in an orderly and contiguous pattern, managed and scheduled consistent with the ability to provide public facilities and services. Land uses in rural areas should be limited and public services to rural areas should be appropriately limited.

Urban development should occur in the cities in an orderly and contiguous pattern, managed and scheduled consistent with the ability to provide public facilities and services. Land uses in rural areas should be low-intensity uses and public services to rural areas should be appropriately limited.

Recommend Planning Commission revision

1.5. Urban growth should be managed and scheduled consistent with the ability to provide public facilities and services, such as sewer capacity, water, transportation, schools, public safety and other urban services.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

* 1.6. Growth should occur in an orderly and contiguous pattern, within designated urban service areas and encouraging infill of vacant urban land.

Advisory Committee wording acceptable

Urban growth should occur in an orderly and contiguous pattern, within designated urban service areas and encouraging infill of vacant urban land.

1.7. Urban development should occur only in the cities and where the full array of urban services can be provided.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

- * 1.8. In rural areas, services shall be provided at a minimum level by the County or special districts.
- 1.9. Expansion of urban service areas and annexations should be based on general plans and be consistent with the Cities' schedules for development and extension of services.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Those public services which are provided to rural areas by the County or special districts should be provided at a minimum level.

Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

2. ECONOMIC DEVELOPMENT

Economic development should be diversified. Cities should encourage types of economic development which address identified community needs (City and County areas) and which are planned so as to minimize negative impacts.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

2.1. Economic development should promote community self-sufficiency in jobs, housing and services, and should address the needs of all socio-economic segments of the community, creating employment to support the needs of existing residents.

Economic development should promote community self-sufficiency in jobs, housing and services, and should address the needs of all socio-economic segments of the community, creating employment to support the needs of South County residents.

Recommend Planning Commission revision

2.2. A diversified economic base should be promoted in order to provide a variety of job types and skills and to insulate the local economy from possible economic downturns. Agriculture should be encouraged as an appropriate part of the economic mix.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

2.3. In considering which industries to promote, attention should be given to the impacts on economic development, jobs/housing balance, transportation and public services, water and air quality, natural and heritage resources, and energy.

In considering which industries to promote, attention should be given to their impacts on economic development, jobs/housing balance, transportation, energy, public services, water and air quality, and natural and heritage resources. Recognizing the strong inter-relationship between industrial growth, jobs/housing balance and transportation system capacity, monitoring programs for jobs/housing balance and urban growth should be used to assess the demand generated by industrial development for additional housing and transportation improvements.

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

3. JOBS/HOUSING BALANCE

In the South County communities, jobs and housing should be balanced to minimize increases in housing costs, traffic congestion and commute time and to optimize economic balance and capacity to provide services.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

3.1. The South County Cities and the County should seek to attain and maintain a reasonable balance between jobs within each City's incorporated area and housing within each City's boundary agreement area through the use of:

The South County Cities and the County should seek to attain and maintain a reasonable balance between jobs within each City's incorporated area and housing within each City's Boundary Agreement Area through the use of:

Recommend Planning Commission revision

- a. general plan land use designations,
- b. zoning and other land use controls,
- c. growth rate controls on housing and job growth,
- d. sewer capacity allocations, and
- e. policies to attract industry that will hire local residents.

3.2. The South County communities should provide housing at a range of costs that meet the needs of all sectors of the workforce. Housing should be distributed evenly among the communities so as to achieve an appropriate population balance and equitable distribution of public services.

The South County communities should provide housing at a range of costs that meet the needs of all sectors of the workforce. Housing should be distributed evenly by type and cost among the communities so as to achieve an appropriate population balance and equitable distribution of public services. General Plan designations should be consistent with realistic residential development densities.

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

The ratio of jobs to housing should be monitored as development proceeds so that appropriate policies to maintain balance can be implemented, since the three jurisdictions' existing plans, while generally adequate to accommodate the forecast urban growth to 2005, will result in a surplus of jobs relative to housing units.

3.3. The Cities of Morgan Hill, Gilroy and San Jose, and the County should monitor the jobs/housing balance in South County and the Coyote Valley.

3.4. Each city should adjust its respective jobs/housing balance as its City Council directs, while continuing to monitor the cumulative impacts of individual communities' development decisions.

3.4+

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Add Policy:

The jobs/housing monitoring program should develop a workable definition of jobs/housing balance, criteria for assessing the effectiveness of remedial actions, and a process for investigating areawide transportation improvements or traffic management programs which will address the effects of jobs/housing imbalance. The role of each jurisdiction in implementing the program should be specified and responsibility for overall coordination should be assigned. Jobs/housing monitoring should be integrated with other monitoring programs to the maximum extent feasible.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

* 3.5.	If actions to correct imbalances are not undertaken or if they are ineffective, the Cities should undertake additional transportation improvements, traffic management programs, and housing programs to offset impacts of higher housing costs on residents with lower incomes.	If actions to correct imbalances are not undertaken or if <u>the jobs/housing monitoring program determines that</u> they are ineffective, the Cities should undertake additional transportation improvements, traffic management programs, and housing programs to offset impacts of higher housing costs on residents with lower incomes.	Recommend Planning Commission revision
.6.	The County should retain its policy that urban development and jobs should be provided within cities; the County should not seek to balance jobs and housing within the unincorporated area.	Advisory Committee wording acceptable	Advisory Committee wording acceptable
3.7.	The South County community should work with the City of San Jose to minimize impacts of San Jose's Coyote Valley development on the jobs/housing balance of South County.	Advisory Committee wording acceptable	Advisory Committee wording acceptable
3.8.	If cost/revenue imbalances are created by the jobs/housing imbalance in rural areas of South County, the Cities and the County should discuss ways to mitigate the impacts.	<u>If the jobs/housing imbalance in rural areas of South County results in increasing costs for service provision and declining revenues available to cover these costs,</u> the Cities and the County should discuss ways to mitigate the impacts.	Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

4. EDUCATION

Community development and school development should be coordinated to optimize educational goals and enhance the school's role as a community resource.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

4.1. San Jose, Morgan Hill, Gilroy, the County, and the school districts should meet periodically to plan for needed school expansions resulting from new development.

The school districts should keep the County and the Cities of San Jose, Morgan Hill and Gilroy informed of growth- and development-related school issues. Joint meetings should be held as needed to plan for needed school expansions resulting from new development.

Recommend Planning Commission revision

4.2. The pattern and timing of growth should be controlled in a way that allows the school districts to plan and finance facilities in an orderly fashion.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

4.3. Development should be coordinated with the scheduling of capital funds for schools.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

4.4. Development approvals should be conditioned on the availability of schools.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

* 4.5. To allow school facilities to be used most efficiently and to minimize busing needs, residential development should be contiguous and infill development within built-up areas should be encouraged.

To allow school facilities to be used most efficiently and to minimize busing needs, contiguous residential development and infill development within built-up areas should be encouraged.

To allow school facilities to be used most efficiently and to minimize busing needs, residential development should occur in areas which are served by existing schools. To accomplish this, contiguous residential development and infill development within built-up areas should be encouraged.

4.6. Where appropriate, planning should promote the concept of the neighborhood school, which provides education to the children in the neighborhood and serves as a resource facility to the residents.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

4.7. The Cities, school districts and other community and social agencies should coordinate to mobilize additional resources to deal with issues which impact the role of schools, such as job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change.

4.8. Sites for new schools should be carefully selected to optimize educational goals.

4.8. In order to avoid de facto segregation in schools, housing for low and moderate income families should be planned throughout the South County where urban services are available. Concentration of such housing in any one area shall be avoided.

4.9. Where appropriate, parks and schools should be located together to optimize their multiple use as community facilities.

4.10. Additional funding methods should be developed for needed school facilities, since present school financing methods are inadequate and projected growth could more than double school enrollment by 2005.

4.10. The jurisdictions should start active lobbying for new State legislation to allow for the collection of impact fees from industrial and commercial projects.

4.11. The jurisdictions should work with other local governments and the private sector to develop innovative financing techniques.

COUNTY PLANNING COMMISSION RECOMMENDATION

The Cities, school districts and other community and social agencies should coordinate to mobilize additional resources to deal with issues which impact the role of schools, such as drugs, job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

The jurisdictions should continue active lobbying for state legislation to continue to allow collection of impact fees from industrial and commercial projects.

The jurisdictions should work with other local governments and the private sector to evaluate the adequacy of available funding and to develop innovative financing techniques.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Recommend Planning Commission revision

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 4.12. Development impact fees should continue to be collected on new dwellings.
- 4.13. Development impact fees should be commensurate with the cost of the public improvements generated by new development.
- 4.14. The use of Mello/Roos funds to provide schools for the massive expansion planned by San Jose in the Coyote Valley should be investigated.
- 4.15. The Redevelopment agencies and appropriate Board of Education should negotiate to determine if it is appropriate to use Redevelopment Act contributions to assist schools.
- 4.16. When appropriate, industrial and commercial development should be required to provide school mitigations for impacts identified in environmental and other impact reports by such means as the payment of fees or dedication of land and/or buildings.

COUNTY PLANNING COMMISSION RECOMMENDATION

- Development impact fees should continue to be collected on new construction to the extent allowed by law.
- Development impact fees should be commensurate with the cost of the public improvements generated by new development, in accordance with state law.
- The use of Mello/Roos funds to provide schools for the expansion planned by San Jose in the Coyote Valley should be investigated. (delete "massive")
- Advisory Committee wording acceptable
- When appropriate, industrial and commercial development should be required to provide mitigations for school impacts in accordance with state law.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

- Recommend Planning Commission revision
- Recommend Planning Commission revision
- Recommend Planning Commission revision
- Advisory Committee wording acceptable
- Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

5. INFRASTRUCTURE

Infrastructure needs should be identified and their development coordinated to minimize costs and to support achievement of community goals.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

5.1. Cities should provide an urban level of services and facilities to urban areas. Strategies that help achieve this objective and are already partially or fully in use include:

Recommend Planning Commission revision

a. requiring that the timing and location of future urban development be based upon the availability of public services and facilities,

b. requiring new development to pay all of the incremental public service costs which it generates, and

c. requiring developers to dedicate land and/or pay to offset the costs relating to the provision and expansion of public services and facilities.

b. requiring new development to pay all of the appropriate incremental public service costs which it generates, and

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

6. INFRASTRUCTURE: SEWERS/SANITATION

Expansion of the joint Gilroy/Morgan Hill sewage treatment plant should proceed, since additional sewer capacity is a prerequisite for further urban development and urban development is most appropriately served by sanitary sewer systems. Septic systems should be used only for low-intensity uses where they will have minimum impact on the environment.

Expansion of the joint Gilroy/Morgan Hill sewage treatment plant should proceed, since additional sewer capacity is a prerequisite for further urban development and urban development is most appropriately served by sanitary sewer systems. Septic systems should be used only for low-intensity uses where they will not have a negative impact on the environment.

Recommend Planning Commission revision

6.1. The total capacity for the Gilroy/Morgan Hill Wastewater Treatment Facility, its timing for completion, and configuration should be consistent with agreed upon policies for the overall growth of the South County.

The total capacity for the Gilroy/Morgan Hill Wastewater Treatment Facility, its timing for completion, and configuration should be consistent with these South County policies for the overall growth of the South County.

Recommend Planning Commission revision

a. The Cities of Gilroy and Morgan Hill should determine the best method to increase and fund their sewer treatment capacity in order to facilitate development that is consistent with their general plans.

a. The Cities of Gilroy and Morgan Hill should determine the best method to increase and fund their sewer treatment capacity in order to facilitate development that is consistent with their general plans.

b. The facility should be funded so as to minimize competition for needed funds for other infrastructure in the South County.

b. The facility should be funded in a manner which considers the financing needs of other infrastructure in the South County.

6.2. The County and the two Water Districts should assist in the Cities' wastewater treatment program if feasible and agreed to by the Cities.

The County and the two Water Districts should assist in the Cities' wastewater treatment program if feasible and agreed to by the participants.

Recommend Planning Commission revision

6.3. San Martin's sewage treatment needs should be determined with consideration given to the implications of: economics, population, land use and the governmental status of San Martin.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 6.4. Beyond the proposals for which land use designations have been approved and for which alternative sewage treatment and disposal systems (other than septic tanks) have been approved in concept (Casa de Fruta and Nob Hill Family Park), no new land uses requiring the use of alternative sewage treatment and disposal systems should be permitted until a more reliable track record has been established.
- 6.5. The Joint Powers Pretreatment Program for industrial and commercial hazardous material users and/or hazardous waste generators should continue to be implemented in the two cities.

COUNTY PLANNING COMMISSION RECOMMENDATION

Any new land uses requiring the use of alternative sewage treatment and disposal systems should be very carefully scrutinized and a reliable track record should be demonstrated.

Advisory Committee wording acceptable
Move to hazardous materials section

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Any new land uses requiring the use of alternative sewage treatment and disposal systems should be very carefully scrutinized and a reliable track record for the proposed technology should be demonstrated.

Advisory Committee wording acceptable
Move to hazardous materials section

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

7. Water Supply

New development should not exceed the water supply, and use of water should be made more efficient through appropriate means, such as watershed protection, percolation, reclamation, and conservation.

7.1. Each agency and jurisdiction responsible for well monitoring should continue to monitor wells and provide the results to a central agency (yet unknown) which would coordinate the data and make it available to all jurisdictions and agencies.

* 7.2. Programs to identify and seal abandoned and unused wells should be continued, as they may be prime sources for transferring contaminants from the upper to lower aquifer.

* 7.3. Programs for monitoring private wells should continue to occur and should continue to expand the scope of testing by including tests of more wells and including tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.).

* 7.3+

COUNTY PLANNING COMMISSION RECOMMENDATION

New development should not exceed the water supply, and management of water should be made more efficient through appropriate means, such as watershed protection, percolation, reclamation, and conservation.

Advisory Committee wording acceptable
Move to water quality section

Programs to identify and seal abandoned and unused wells should be continued, as such wells may be prime sources for transferring contaminants from the upper to lower aquifer.

Advisory Committee wording acceptable
Move to water quality section

Add Policy:
The South County jurisdictions should develop a program to track existing water quality, water supply and water flow monitoring programs. This information should be used to evaluate current regulations and procedures, and to assess the need for new monitoring programs or for revisions or consolidation of existing programs.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Advisory Committee wording acceptable revision
Move to water quality section

Recommend Planning Commission revision

Programs for monitoring private wells should continue to occur and should continue to expand the scope of testing by including tests of more wells and including tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.) and periodic retesting of selected private wells.

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

* 7.4. Each jurisdiction and agency pumping water from wells should be responsible for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer.

7.5. Each jurisdiction and agency pumping water from wells should consider accepting the concept of "managing the aquifer" so as to secure its utility as a water resource and ensure the water's quality.

* 7.6. Streambeds and other appropriate percolation areas should be protected.

7.7. There should be continuing coordination among the South County jurisdictions and the Santa Clara Valley Water District to assure that the South County will get sufficient deliveries of San Felipe water as needs require.

7.8. The two water districts should continue developing cooperative programs to assure effective management of the water resources, such as well monitoring and percolation of imported water.

7.8+

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

In order to maximize water availability, watersheds and appropriate percolation areas (including streambeds) should be protected through preservation and/or mitigation of negative impacts.

Advisory Committee wording acceptable

The two water districts should continue developing cooperative programs to assure effective management of the water resources, such as well monitoring, percolation of imported water, reclamation and conservation.

Add Policy:

New development should not exceed the water supply, and use of water should be made more efficient through appropriate means, such as conservation and reclamation.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Each jurisdiction and agency pumping water from wells should be responsible for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer and to prevent any adverse impacts on existing groundwater contamination problems.

Advisory Committee wording acceptable

In order to maximize water availability and to protect water quality, watersheds and appropriate percolation areas (including streambeds) should be preserved and/or negative impacts mitigated.

Advisory Committee wording acceptable

Recommend Planning Commission revision

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

8. Water Quality

Water quality should be protected from contamination, and should be monitored to assure that present policies and regulations are adequate. Such uses as waste facilities, septic systems and industries using toxic chemicals should be prohibited where polluting substances may come in contact with groundwater, f¹ waters, and creeks or reservoir waters.

8.1. Land use policies should be continued that limit the number of individual septic systems in areas vulnerable to groundwater contamination, because of the potential for cumulative degradation of water quality.

* 8.2. Large lot policies, which allow minimal development and limited numbers of septic systems in small areas, should be continued in areas where development is expected to be served by sewers. This approach makes it possible to design future urban density subdivisions with smaller lots which are more efficient for sewers in terms of service and cost.

* 8.3. In the unincorporated area current County policies regarding septic systems and land use should be continued with no lessening of standards.

8.4. Groundwater and surface water quality conditions throughout the South County should be monitored to determine if changes in regulations regarding septic systems and land use are needed.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

In areas where future development is expected to be served by sewers, large lot policies (which allow minimal development and limited numbers of septic systems) should be continued. This approach makes it possible to design future urban density subdivisions with smaller lots, which are more efficient for sewers in terms of service and cost.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

In areas where future development is expected to be served by sewers, large lot policies (which allow minimal development and limited numbers of septic systems) should be continued. This approach increases the feasibility of designing future urban density subdivisions with smaller lots, which are more efficient for sewers in terms of service and cost.

In the ~~unincorporated area~~, existing County policies ~~and standards regarding~~ land use and septic systems ~~should be maintained~~.

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

Protection of groundwater quality requires continued caution in the siting of landfills and transfer stations and rigorous enforcement of local and regional regulations.

8.5. Continued caution should be taken as to the siting of landfills, the construction of landfills (i.e., they should have clay liners, etc.), and the waste allowed in a sanitary landfill in South County so as not to create hazards to groundwater quality.

* 8.6. Continued caution should be taken as to the siting of transfer stations in South County so as not to create hazards to groundwater quality.

8.7. Regulations relating to solid waste disposal should continue to be rigorously enforced by the local jurisdictions and by the Regional Water Quality Control Boards.

8.8. Periodic household hazardous waste collection programs and other related activities should occur on a regular basis in order to limit the types and amounts of hazardous waste entering the ordinary waste stream.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Solid waste and hazardous waste transfer stations should be properly sited, constructed, and operated so as to minimize hazards to ground and surface water quality.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 8.9. The jurisdictions in South County should work jointly and with other jurisdictions to achieve a balance between potential negative impacts and the benefits associated with the location of solid waste disposal sites and transfer stations.

✧ 8.9+

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Programs to encourage source reduction and waste minimization by smaller firms which generate hazardous wastes in South County should be initiated by the County and Water Districts.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

✧ 9.4. In order to minimize potential hazards, generators of hazardous waste should be required to use on-site pretreatment prior to discharging waste into the sewer system. The methods may include neutralization, precipitation and oxidation.

Advisory Committee wording acceptable

In order to minimize potential hazards, generators of hazardous waste should be required to use on-site pretreatment prior to discharging treated waste effluent into the sewer system. The methods may include neutralization, precipitation and oxidation.

9.5. Small generators of hazardous waste should be helped to find ways to decrease their hazardous waste load either by pretreatment and/or use of less hazardous constituents.

Advisory Committee wording acceptable

Delete

9.6. Vehicles and other equipment that may threaten the quality of water from leaking fuel tanks or oil spills should be removed from the site and/or repaired.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

9.7. Public education regarding hazardous materials and waste management should be coordinated and implemented among the local jurisdictions (Morgan Hill, Gilroy, the County), local agencies (SCVWD, GWCD, RWQCBs, etc.) and local groups (League of Women Voters, Lions Club, etc.).

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

- * 9.8. During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, every effort should be made to achieve maximum integration between newly-mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator Inspections and pretreatment), particularly as they apply to:

- a. coordinated permit and fee structure,
- b. coordinated inspections,
- c. emergency response ("business") plans,
- d. training programs,
- e. evacuation requirements, and
- f. information requirements.

The transportation of hazardous materials and wastes should be monitored to reduce risks and ensure notification of South County Cities in the event of a leak or spill.

- 9.9. The South County jurisdictions should require that they receive reports from the Department of Transportation and the California Highway Patrol regarding spills or leaks on the highway.

- * 9.10. If a spill occurs while transporting hazardous materials or waste in one of the Cities or the County, the other jurisdictions should be notified by that jurisdiction.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, every effort should be made to achieve maximum integration between newly-mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator Inspections, Hazardous Materials Storage Ordinances and pretreatment), particularly as they apply to:

Advisory Committee wording acceptable

Advisory Committee wording acceptable

If a spill occurs while transporting hazardous materials or waste in one of the Cities or the County, the other jurisdictions should be notified by that jurisdiction immediately.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

9.11. The Cities and County should consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the jurisdiction desires hazardous materials and waste to be transported on other transportation routes.

9.12. The County should consider implementing a Memorandum of Understanding (MOU) between the Department of Health Services (DOHS) and the County Health Department whereby the County would act as an agent in requiring hazardous material users and waste generators to provide annual records and in monitoring the haulers of hazardous materials and waste.

9.13. To reduce the risk involved in transporting hazardous waste and to decrease the volume of waste that must be disposed of, generators of hazardous waste should be encouraged to use on-site pre-treatment, such as: neutralization, precipitation and oxidation.

* 9.13+

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

The Cities and County should consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the jurisdiction desires hazardous materials and waste to be transported on routes other than designated truck routes. Such controls should be consistent with the areawide emergency response plan prepared under AB 2185/2187

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Add Policy:

A program to identify and abandon dry wells which have been used to dispose of contaminants should be initiated.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

9. Hazardous Materials and Waste Management

* A program of regular inspections and monitoring to ensure compliance with local regulations should be continued in order to reduce the risks associated with the use and handling of hazardous materials and wastes.

9.1. The Cities' Hazardous Materials Specialists and Pretreatment Inspector, and the County Health Department should continue to inspect regularly activities that store and/or use hazardous materials, including above-ground and underground storage tanks and related equipment, to ensure compliance with each City's and the County's Hazardous Materials Storage Ordinance (HMSO).

* 9.2. There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days, a time period for which a hazardous materials storage permit is not required. This inspection could be enforceable via the Memorandum of Understanding between Department of Health Services (DOHS) and County Health Department, whereby the County Health Department would act as an agent of DOHS in enforcing this aspect of the Hazardous Materials Storage Ordinance (HMSO).

9.3. Submittal of a hazardous materials handling plan should be a prerequisite for developments requiring zone changes, use permits, etc.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days. This inspection could be enforceable via the Memorandum of Understanding between Department of Health Services (DOHS) and County Health Department, whereby the County Health Department would act as an agent of DOHS in enforcing this provision. (delete reference to hazardous materials)

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

A program of regular inspections and monitoring to ensure compliance with local, state and federal regulations should be continued in order to reduce the risks associated with the use and handling of hazardous materials and wastes.

Advisory Committee wording acceptable

There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days. This inspection could be enforceable via the Memorandum of Understanding between State Department of Health Services (DOHS) and County Health Department, whereby the County Health Department would act as an agent of DOHS in enforcing this provision. In order to develop maximum efficiency in overall inspection programs, the Cities' hazardous Materials Specialists and Pretreatment Inspectors may conduct inspections on behalf of the County Health Department.

Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

10. Intergovernmental Coordination:
Water Quality/Hazardous Materials

Intergovernmental coordination between the Cities, the County and local agencies should be considered as an effective means of resolving issues of concern and investigating the feasibility of compatible standards, ordinances and enforcement procedures.

* 10.1. The two Regional Water Quality Control Boards that have jurisdiction in South County should reach agreement upon compatible water quality standards for South County, as compatible standards would be less confusing to developers and owners of land and to jurisdictions which must carry out the Regional Boards' regulations.

10.2. The two Water Districts which have jurisdiction in South County should reach agreement upon respective responsibility and jurisdiction of water supply and quality so as not to duplicate their efforts.

10.3. Regular meetings should be held between the two Regional Water Quality Control Boards (RWQCB), the two Water Districts, County Health Department, County Executive's Office, County Planning Office, Gilroy Planning Department, Morgan Hill Planning Department, San Martin Planning Committee, and any other key agency which is interested, to discuss the current issues and concerns relative to South County's water supply and quality.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

The two Regional Water Quality Control Boards that have jurisdiction in South County should reach agreement upon compatible water quality standards for South County, and consistent approaches to implementing the State Board's non-degradation policy as compatible standards and consistent approaches would be less confusing to developers and owners of land and to jurisdictions which must carry out the Regional Boards' regulations.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- * 10.4. The Cities, County, Regional Water Boards and local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.

COUNTY PLANNING COMMISSION RECOMMENDATION

Where appropriate, the Cities, County, Regional Water Quality Boards and local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Where appropriate, the Regional Water Quality Boards, the Cities, County and other local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

11. INFRASTRUCTURE: TRANSPORTATION

A balanced transportation system should be developed which integrates various transportation modes with existing and proposed land uses and assures access to all.

* 11.1. A balanced transportation system should be provided which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, public transit, bicycling and walking.

11.2. The transportation system should be compatible with existing and proposed land uses and should promote environmental objectives, such as safe and uncongested neighborhoods, energy conservation, reduction of air and noise pollution, and the integrity of scenic and/or hillside areas.

11.3. Bicycling and walking should be promoted as significant transportation modes for their contribution to health and the reduction of energy consumption and pollution.

11.4. Public transit should be expanded as needed to meet the changing needs of the area for local and regional access, including such methods as bus, dial-a-ride, paratransit and rail, where appropriate.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Bicycling and walking should be promoted as alternate transportation modes for their contribution to health and the reduction of energy consumption and pollution.

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

A balanced transportation system should be provided which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, ridesharing, public transit, bicycling and walking.

Advisory Committee wording acceptable

Recommend Planning Commission revision

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

11.5. Planning for land use and transportation development should be integrated. The timing, amount, and location of urban development should be consistent with the development of the transportation system capacity, and land uses should be designed to promote use of appropriate transportation modes.

11.6. Options for future transportation facilities should be preserved in advance of development by such means as identification of routes, reservation of rights-of-way, setback of development to accommodate future width lines, and limiting of access along future major arterials.

11.7. The Cities and the County should improve coordination and cooperation on all South County transportation planning.

11.7+

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Add Policy:
The recommendations of the Transportation 2000 Program, particularly as they relate to rail connections between South County and North County and to right-of-way reservation along major north-south corridors in South County, should be carefully reviewed by South County jurisdictions.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

INFRASTRUCTURE: FLOOD CONTROL/DRAINAGE

Land development should be managed by the three jurisdictions to mitigate flooding problems and to minimize the need for public funding of additional flood control and local drainage facilities (other than for orderly, planned growth), since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and planned urban areas.

1. Flood Control

Flood damage in South County should be minimized through a combination of actions. In flood-prone areas, inappropriate development should be prevented through land use planning, urban development policies and land use regulations. Areas which are developed or planned for development should be protected by the construction of flood control facilities. Development should be managed through advanced planning and design standards to minimize off-site flooding and drainage problems.

12.1. Highest priority for construction of flood protection facilities should continue to be given:

- a. first, to areas of existing development subject to the highest potential flood damage;
- b. then, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
- c. then, to agricultural lands; and
- d. finally, to undeveloped areas not planned for urban development.

COUNTY PLANNING COMMISSION RECOMMENDATION

Since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and planned urban areas, land development should be managed by the three jurisdictions to mitigate flooding problems and to minimize the need for local public funding for additional flood control and local drainage facilities.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Recommend Planning Commission revision

Highest priority for construction of flood protection facilities should continue to be given:

- a. first, to areas of existing development subject to the highest potential flood damage;
- b. then, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
- c. then, to agricultural lands; and
- d. finally, to other undeveloped areas.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 12.2. If federal and state funds are not available for future flood control facilities and such facilities must be funded locally, those property owners who would benefit from and those who contribute to the need for such facilities should pay the cost.
- 12.3. Developers whose proposed projects would induce downstream flooding should be required to provide mitigation to eliminate the flood-inducing impacts of their projects.
- 12.4. Streamside development should be designed in such a way as to facilitate maintenance of the waterway and protection of the environment and riparian areas.
- 12.5. If development is to be allowed in flood-prone areas, flood control facilities or appropriate flood-proofing should be provided prior to or in conjunction with development at developers' expense.
- 12.6. Where other mitigations do not solve the flooding problem, raising individual foundations (padding up structures) may be a solution; however, its use must be restricted in order to minimize the cumulative effects on adjacent areas.
- 12.7. The Cities and the County should require mitigation of any stormwater runoff produced by development that occurs beyond that described in the 1981 General Plans of the County and the Cities.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

The Cities and the County should require mitigation of any stormwater runoff produced by development that occurs beyond that described in the General Plans of the County and the Cities as of 1982.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

12.8. All local development should provide appropriate mitigations of off-site impacts. These may include: limiting runoff to pre-development levels and/or complete solutions to flooding and local drainage problems in the vicinity of the development. Methods may include: detention (storing runoff temporarily and then releasing it) or retention (storing runoff on-site for percolation).

12.9. Careful consideration should be given to the cumulative effects of development which would drain into the upper reaches of Llagas Creek and other creeks in order to avoid the need for channelization and consequent destruction of its riparian vegetation and natural habitat.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Careful consideration should be given to the cumulative effects of development which would drain into the upper reaches of Llagas Creek and other creeks in order to avoid the need for channelization or destruction of its riparian vegetation and natural habitat.
(delete "and consequent")

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

13. Local Drainage

Local drainage problems in South County should be minimized by preventing inappropriate development in areas which are prone to drainage problems and by using design standards and advanced planning to manage development. Developers of individual projects should be required to mitigate off-site and on-site impacts and, where appropriate, to install local drainage facilities which would contribute to an eventual areawide solution to the local drainage problems, preferably in the context of a master plan for local drainage which should be developed jointly by the Cities and the County.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

13.1. Since County maintenance is limited to maintaining local storm drainage facilities which may affect County roads, any additional storm drain-related maintenance beyond that which is currently provided will require additional funding from residents and/or developers.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

13.2. Those residents who benefit from as well as those who contribute to the need for local drainage facilities should pay for them.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

13.3. The County and Cities should require a storm water management plan for each development. This plan, which would be presented early in the development stage, would describe the design implementation and maintenance of the local drainage facilities.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

13.4. The Cities and the County should coordinate in the development of a master plan for local drainage. The master plan should include consideration of the interface between unincorporated areas and the city drainage systems.

13.5. Each development should provide mitigations of off-site and on-site impacts, as appropriate. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development. Methods may include detention or retention, with appropriate protection of groundwater quality.

13.5+

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Add Policy:

Development should be designed to conserve soil and avoid erosion.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Each development should provide mitigations of off-site and on-site impacts, as appropriate. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development or downstream. Methods may include detention or retention, with appropriate protection of groundwater quality.

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

14. AGRICULTURE

Agriculture should be continued and supported since it contributes to the local economy and helps to delineate urban boundaries. Among other benefits, it is the most productive use for land which is not immediately planned for urban development. More effective methods of support and preservation should be developed.

The County and the Cities should reaffirm their commitment to the long-term maintenance of agricultural land uses in South County.

* 14.1. The County and the Cities should adopt no policies which are detrimental to agriculture.

14.2. The County and the Cities should take positive actions to preserve agricultural lands, for example: exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

14.3. The economic viability of agriculture should be maintained using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

The County and the Cities should reaffirm their commitment to long-term maintenance of agricultural land uses and to agriculture as an economic enterprise in South County.

Advisory Committee wording acceptable

Delete policy and incorporate examples of actions into policy 14.4 and summary statement #3

Agricultural lands should be protected from encroachment by incompatible land uses and the economic viability of agriculture should be maintained using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally-designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Recommend Planning Commission revision

The County and the Cities should take positive action to preserve agricultural lands by supporting policies which are favorable to agriculture.

Recommend Planning Commission revision and incorporate first part of policy into policy 14.1

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

14.4. The County and the Cities should consider further whether they want to establish areas for the permanent preservation of agricultural lands and, if so, they should establish programs to accomplish that objective.

Some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy) should be preserved for permanent agricultural use through appropriate open space preservation tools.

14.5. The County should continue the A-20 and A-40 minimum lot size designations in the agricultural area.

14.6. The expansion of the "uses compatible with agriculture" category in County zoning ordinances and Williamson Act policies should be approved only when such additional uses will clearly contribute to the long-term viability of agriculture.

The County and the Cities should plan for further urban growth to occur in areas which will avoid encroachment into those agricultural lands with the greatest long-term potential to remain economically viable.

14.7. The conversion of agricultural lands needed for urban growth should occur in an orderly manner to retain the stability and viability of remaining agricultural lands as long as possible.

COUNTY PLANNING COMMISSION RECOMMENDATION

The County and the Cities should consider further whether they want to establish areas for the permanent preservation of agricultural lands, and, if so, they should establish programs to accomplish that objective, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

Some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy) should be preserved for agricultural use through appropriate agricultural land preservation tools, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Recommend Planning Commission revision

Advisory Committee wording acceptable

The range of "uses compatible with agriculture" in County zoning ordinances and Williamson Act policies should not be expanded unless such additional uses will clearly contribute to the long-term viability of agriculture.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 14.8. The Cities should use their policies for urban service area extensions and utility extensions to guide urban growth away from long-term agricultural areas.
- 14.9. The policies of the Local Agency Formation Commission (LAFCO) should guide urban development away from those agricultural areas with the greatest potential for long-term economic viability.
- 14.10. Open space buffers should be established between viable agricultural areas and urban expansion areas in order to minimize conflicts arising from the encroachment of urban development into or adjacent to such agricultural areas.

14.10+

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Where open space buffers are established between viable agricultural areas and urban expansion areas in order to minimize land use conflicts, activities in these buffer zones should be limited to uses which are compatible with both agricultural and urban activities. Specific uses should be defined through an open intergovernmental process.

Add Policy:
The range of activities permitted in agricultural areas of South County should be determined through an intergovernmental process. Allowed uses should reflect the range of activities which are necessary to promote the continued economic viability of agriculture in South County.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Recommend Planning Commission revision

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15. DEVELOPMENT HAZARDS/ENVIRONMENTAL SAFETY

New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, potentially active landslides, fault traces, and Airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be precluded on steep slopes; when hillside land is developed, it should appear compatible and be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state.

15.p1+

COUNTY PLANNING COMMISSION RECOMMENDATION

New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, active landslides, active fault traces, and Airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be carefully controlled on steep slopes; when hillside land is developed, it should appear compatible and be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Add Policy:
The South County jurisdictions should develop a process for sharing information relating to development activity in areas of geological concern.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

15.1. Development in hazardous areas should be:

- a. kept to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover;
- b. regulated in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County;
- c. prohibited on existing landslides and limited in areas where such development would initiate sliding or be affected by sliding on adjacent parcels;
- d. prohibited in areas where increased runoff from the addition of impervious surfaces and drainage would increase the possibility of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope drainage improvement plan has been approved; and
- e. clustered, with dwellings grouped on the least hazardous portion of the property.

Development in hazardous areas should be:

- a. kept to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover;
- b. regulated in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County;
- c. prohibited on known active landslides and limited in areas where such development might initiate sliding or be affected by sliding on adjacent parcels.
- d. prohibited in areas where increased runoff from the addition of impervious surfaces and drainage would increase the probability of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope drainage improvement plan has been approved; and
- e. clustered, with dwellings grouped on the least hazardous portion of the property.

Recommend Planning Commission revision

15.2. Development in less hazardous areas should be limited and designed to reduce risks to an acceptable level.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15.3. Development in fire hazard areas should be minimized. Actions which increase fire risk, such as increasing public access roads in fire hazard areas, should be avoided because of the great environmental damage and economic loss associated with a large wildfire.

* 15.4. Development should be prohibited in floodways and regulated in floodplains to minimize flood damage and be consistent with the federal flood insurance program.

15.5. Development should be limited (in areas to be determined by the County Geologist) along the shores of reservoirs which can be expected to sustain damage from seismically-induced splash waves.

15.6. The current policy restricting development in areas of poor accessibility should continue. Development should not be allowed in areas where access is provided by a single road that could be damaged by faulting or landslides, or where access could be cut off by wildfires, trapping residents or workers. Development may be allowed in areas where a second improved access road has been provided for emergency escape. Also, alternative north-south access roads should be developed through the South County for use in the event that the South Valley Freeway is damaged in a major earthquake.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Development should be limited (in areas to be determined by the County Geologist) along the shores of reservoirs which can be expected to sustain damage from seismically-induced seiche waves.

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Development should be prohibited in floodways and regulated in floodplains to minimize flood damage and be consistent with the federal flood insurance program and Santa Clara Valley Water District regulations.

Recommend Planning Commission revision

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15.7. Natural streamside and riparian areas should be left in their natural state.

15.8. Wildlife, rare and endangered plants and animals, and heritage resources should be identified and protected from loss and destruction.

Existing development regulations should be continued, with monitoring to determine their effectiveness. Policy changes should be made only after review by all three jurisdictions.

15.9. Current County policies in regard to management of hazardous areas should be maintained, and all information regarding hazardous areas should be updated to reflect current knowledge. Experience with hazardous areas in South County should be continually monitored to determine if policies and regulations need to be changed.

COUNTY PLANNING COMMISSION RECOMMENDATION

Flood control planning should attempt to leave natural streamside and riparian areas in their natural state, in order to preserve their value as percolation and recharge areas, for bank stabilization, as natural habitat, scenic resources, and recreation corridors. Where this is infeasible, disruption should be minimized through design and other appropriate mitigation measures.

Wildlife, rare and endangered plants and animals, and heritage resources should be identified and protected from loss and destruction. Appropriate mitigation techniques should be used to minimize disruption.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Recommend Planning Commission revision

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15.10. The Cities and County should enforce and maintain:

- a. current zoning and land development ordinances and policies restricting development on hillsides to low-density, low-intensity uses, and
- b. strict grading and building regulations to minimize instability of sloping areas and reduce public costs associated with maintaining roads and utilities on unstable slopes.

* 15.11. Geotechnical investigations should be required on all projects in unstable areas of expansive soils prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Geotechnical investigations should be required on all projects in unstable areas of expansive soils prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

An agreement concerning the nature of each jurisdiction's participation in the programs and an appropriate cost-sharing structure should be worked out between the County and the Cities of Morgan Hill and Gilroy.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Geotechnical investigations should be required on all projects in unstable areas, including areas of expansive soils, prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

An agreement concerning the nature of each jurisdiction's participation in the programs and an appropriate cost-sharing structure should be worked out between the County and the Cities of Morgan Hill and Gilroy.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15.12. A public education program should be initiated which would:

- a. increase awareness of the safety hazards present in South County,
- b. provide information on mitigation techniques, and
- c. strengthen public support for adopted policies which might restrict development in hazardous areas.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

16. OPEN SPACE AND RECREATION

- * The wide variety of open space areas in the South County should be maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

- 16.1. The South County includes a variety of types of open space areas, including: the Valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should receive highest priority for preservation as open space.

2. Geographic areas which should be considered for the location of future regional parks in South County include: the valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the foothills adjacent to South County, the intermountain valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should be given highest priority for future regional park location.

COUNTY PLANNING COMMISSION RECOMMENDATION

The wide variety of open space areas in the South County should be maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted. A variety of methods should be used to retain open space and respect the needs and rights of property owners.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

The wide variety of open space areas in the South County should be preserved and maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted. A variety of methods should be used to retain open space and respect the needs and rights of property owners.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

* 16.3. A system of neighborhood, community, citywide and regional parks should be developed, linked where feasible by pedestrian ways, trails and pathways and streamside park chains. Where appropriate, parks should be located adjacent to other community facilities, such as schools, to optimize the multiple use of public open space facilities.

* 16.4. A system of scenic roads and trails should be developed linking the urban area with the rural and open space areas.

* 16.5. The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and the Coyote greenbelt area north of Morgan Hill) should be protected.

* 16.6. High priority should be placed on:

- a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;
- b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;
- c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamsidess remain in a natural state; and
- d. implementation of streamside trails in a manner which respects adjacent private property rights.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and a Coyote greenbelt area north of Morgan Hill) should be protected.

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

A system of scenic roads and trails should be developed linking the urban area with the rural and open space areas, with careful consideration of fire risk, hazards, and protection of natural resources.

~~The visual and physical integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and a Coyote greenbelt area north of Morgan Hill) should be protected.~~

High priority should be placed on:

- a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;
- b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;
- c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamsidess remain in a natural state; and
- d. implementation of streamside trails in a manner which respects adjacent private property rights and preserves natural resources.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

* 16.7. The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic resource.

16.8. Intergovernmental agreements between the County and the Cities, such as specific plans, should be implemented to address land use and development policies for hillside areas, including the visual effects of hillside development on the ridgelines.

16.9. Streamsidcs, other riparian areas and floodways should be maintained in open space or related open space uses such as wildlife habitat, recreation or agriculture. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

Greenbelts should define the urban areas of the South County Cities. The northern boundary of Morgan Hill should be defined by a Coyote Valley greenbelt comprised of agricultural uses, rural estates and the Coyote Park chain. A similar area should be maintained between Morgan Hill and Gilroy to maintain community identity.

* 16.10. A greenbelt should be established between San Jose and Morgan Hill in the Coyote Valley.

COUNTY PLANNING COMMISSION RECOMMENDATION

The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic resource. Planned cluster development may be an appropriate use in that context.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic and natural resource. Planned cluster development may be an appropriate use in that context.

Recommend Planning Commission revision

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

* 16.11. The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas.

The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities, and recreation areas. A more specific list of uses appropriate for a greenbelt should be developed through an open intergovernmental process.

Recommend Planning Commission revision

* 16.12. The land uses appropriate within a greenbelt should be determined by joint planning activities of South County Cities and the County, and might include:

Advisory Committee wording acceptable

Advisory Committee wording acceptable

- a. low-density residential development,
- b. public parks and recreation areas,
- c. privately operated recreation areas,
- d. agriculture, and
- e. other appropriate uses which may be determined.

16.13. A variety of open space preservation tools should be used to protect open space in South County, including:

A variety of open space preservation tools should be used to protect open space in South County, including:

Recommend Planning Commission revision

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights, and
- g. dedication of additional lands upon development.

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights, and
- g. planned cluster development
- h. dedication of additional lands upon development.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 16.14. The recommendations of the Preservation 2020 Task Force should be widely:
- a. disseminated for review and comment by the South County cities and residents prior to their
 - b. adoption by the Board of Supervisors.

The South County jurisdictions should pursue further coordinated action as well as effective individual action to achieve successful implementation of the South County's open space and recreation goals and objectives.

- 16.15. The South County cities should:
- a. avoid the premature conversion of open space lands by planning for orderly, staged urban development;
 - b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
 - c. implement portions of trail systems and streamside park chains within their boundaries;
 - d. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
 - e. designate future open space areas on their General Plans.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

The South County cities should:

- a. plan for orderly, staged urban development consistent with the retention of important open space lands;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- e. designate future open space areas on their General Plans.
- f. participate in the development of regional open space preservation programs utilizing development rights or fee title acquisition and/or planning and regulation (e.g., planned cluster development).

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

16.16. The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. plan and regulate land use to protect open space resources and prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

16.17. The South County Cities and the County together should:

- a. establish policies and implementation plans for greenbelts between cities, and
- b. identify and help establish a viable source of funding for acquiring and developing regional parks and pathways.

COUNTY PLANNING COMMISSION RECOMMENDATION

The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. protect open space resources by regulating land use to prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits and preserve open space through planning and regulation (e.g., planned cluster development), acquisition and/or development rights transfer programs;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

The South County Cities and the County together should:

- a. establish policies and implementation plans for greenbelts between cities, and
- b. identify and help establish a viable source of funding for acquiring and developing regional parks, pathways, and open space.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

18. SAN MARTIN

The future of San Martin should be further clarified with respect to its level of development and form of governance.

If San Martin is to remain a generally low-density rural residential area, current land use and septic regulations should be continued with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If an urban future is to be recommended, a wastewater management program should be developed which includes mechanisms for implementation and financing.

18.1. If San Martin is to remain a generally low-density rural residential area, current County land use and septic system policies should be continued with no lessening of restrictions.

18.2. Land uses generating discharges which are high in volume or high in nitrates, organic materials or other problem chemicals should be restricted.

18.3. Existing County policies regarding the density of development and the discharge of wastes should remain in effect.

18.4. Groundwater and surface water quality conditions in the San Martin area should be monitored to determine if changes in current policies regarding septic systems and land use are needed.

COUNTY PLANNING COMMISSION RECOMMENDATION

For the current period, San Martin should remain an unincorporated, predominately rural-residential community governed by the County Board of Supervisors.

Current land use and septic regulations for San Martin should be continued with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If, in the future, urbanization is recommended for San Martin, a wastewater management program should be developed which includes mechanisms for implementation and financing.

Current County land use and septic system policies for San Martin should be continued with no lessening of restrictions.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Recommend Planning Commission revision

Recommend Planning Commission revision

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory (

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 18.5. If higher intensities of development are recommended for San Martin, proposals should be prepared regarding a wastewater management system for the area and how it should be organized.
- 18.6. Funding alternatives for financing the rehabilitation of existing water distribution facilities in San Martin should be explored.
- 18.7. All future County facilities located in San Martin should be designed, landscaped, and maintained to be compatible with their surrounding environment.
- 18.8. Existing County facilities in San Martin should be reviewed to ensure compatibility with their surrounding environment.
- 18.9. Development around the South County Airport should adhere to Airport Land Use Commission (ALUC) Policies.
- San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors until the issues of its future level of development and form of governance have been resolved by community residents, the County, the Cities, and affected special districts.
- 18.10. The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy until the issues of San Martin's future level of development and form of governance are resolved.

COUNTY PLANNING COMMISSION RECOMMENDATION

- If, in the future, higher intensities of development are recommended for San Martin, proposals should be prepared regarding a wastewater management system for the area and how it should be organized.
- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- For the current period, San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors. Issues of its future level of development and form of governance should be resolved by community residents, the County, the Cities, and affected special districts.
- The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

- Recommend Planning Commission revision
- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- Recommend Planning Commission revision
- Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 18.11. While San Martin remains unincorporated, the Cities of Gilroy and Morgan Hill should continue to provide LAFCO and the County with constructive comments on decisions and policies relating to San Martin.
- 18.12. The South County Cities and the County should explore possibilities for resolving San Martin's issues and problems through formal intergovernmental agreements.
- 18.13. The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect until a special area plan and an implementation program for San Martin have been developed and adopted.
- 18.14. A study of the potential costs and impacts associated with each of the future governmental alternatives for San Martin should be conducted. These alternatives should include: incorporation, creation of sanitation or other service districts, and establishment of a municipal advisory council. The findings of the study should be disseminated widely throughout the San Martin area prior to any decisions regarding its future governance.
- 18.15. Once the issues of San Martin's future governance and level of development have been resolved, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill.

COUNTY PLANNING COMMISSION RECOMMENDATION

- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect. If, in the future, changes are recommended, they should be allowed only after a special area plan and an implementation program for San Martin have been developed and adopted.
- Advisory Committee wording acceptable
- If, in the future, changes in the level of development or form of governance are recommended for San Martin, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill, and the San Martin Planning Committee.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

- Advisory Committee wording acceptable
- Advisory Committee wording acceptable
- Recommend Planning Commission revision
- Advisory Committee wording acceptable
- Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

19. Coyote Valley

Anticipated impacts on the South County resulting from development in Coyote Valley should be reviewed and addressed by the affected jurisdictions, both individually and through cooperative action.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

19.1. Staff of the Cities of Morgan Hill and Gilroy, the County and the School Districts of Morgan Hill and Gilroy should meet periodically with the staff of the City of San Jose to determine the impacts of Coyote Valley development on the South County and to recommend appropriate responses for each jurisdiction.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

19.2. Specific attention should be given by the jurisdictions to identify appropriate mitigations to impacts on the education/school system, since quality of education is a primary objective of the South County community.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

19.3. The jurisdictions should develop a plan and specific measures for preserving a major greenbelt area between San Jose and Morgan Hill.

The jurisdictions should develop a plan, specific measures, and compensation techniques for preserving a greenbelt area between San Jose and Morgan Hill.

Recommend Planning Commission revision

19.4. LAFCO in reviewing proposed actions in the Coyote Valley should consider jobs/housing balance, school impaction, and implementation of the Coyote Greenbelt.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

19.5. The County should proceed to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses. Careful attention should be given to any use being considered in the proposed Coyote Greenbelt area.

The County should proceed to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses. Careful attention should be given to all uses being considered in the proposed Coyote Greenbelt area.

Recommend Planning Commission revision

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

20. Truck Stops

Given their demand for higher levels of police and fire protection, and the nature and range of activities they generate, truck stops should be located within cities and near major truck routes. Proposals to develop truck stops should be evaluated for a variety of locational, environmental, fiscal, and safety-related considerations.

20.1. Given the need for sewer facilities and higher levels of police and fire protection, truck stops should be located within cities.

20.2. Proposals to develop truck stops should be evaluated for:

- a. access from major highways,
- b. compatibility with existing or future adjacent land uses,
- c. potential safety hazards,
- d. potential impacts on groundwater and surface water quality,
- e. environmental constraints,
- f. public costs and revenues related to the proposal,
- g. availability of other truck serving facilities in Santa Clara County and neighboring counties,
- h. growth inducing impacts, and
- i. proximity of the project to major trucking routes and the project's ability to provide services to the maximum number of truckers.

COUNTY PLANNING COMMISSION RECOMMENDATION

Truck stops should be located near major truck routes, and because of their demand for higher levels of police and fire protection, and the nature and range of activities they generate, proposals to develop truck stops should be evaluated for a variety of locational, environmental, fiscal, and safety-related considerations, as outlined in Policy 20.2. (delete "within cities")

delete

Proposals to develop truck stops should be evaluated for:

- a. access from major highways,
- b. compatibility with existing or future adjacent land uses,
- c. potential safety hazards, and availability of adequate water supplies for fighting fires,
- d. potential impacts on groundwater and surface water quality,
- e. environmental constraints,
- f. public costs and revenues related to the proposal,
- g. availability of other truck serving facilities in Santa Clara County and neighboring counties,
- h. growth inducing impacts,
- i. proximity of the project to major trucking routes and the project's ability to provide services to the maximum number of truckers,
- j. need for sewer facilities, and
- k. need for and availability of police and fire services.

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Recommend Planning Commission revision

Recommend Planning Commission revision

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

20.3. The draft policies contained in the Appendix A to the Truck Stop Siting report (and as Appendix C to this report) are recommended as a guide for the evaluation of truck stop proposals. These draft policies should be referred to appropriate agencies and organizations for their review and comment.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

20.4. The Committee's recommended policies and criteria for the evaluation of proposed truck stop development in South County should be reviewed and adopted by the three jurisdictions.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

20.5. Those truck stops which are allowed within the cities of the South County should be located near major trucking routes in an area which will serve the maximum number of truckers, thereby minimizing the need for additional truck serving facilities and minimizing the impacts of truck traffic on the community.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

20.5+

Add Policy:
Cities should identify locations within their jurisdiction where truck stops would be appropriate.

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

21. POTENTIAL INTERGOVERNMENTAL AGREEMENTS

21.1 The South County Cities and the County should continue to build upon their existing agreements and work in concert with neighboring jurisdictions, school districts and agencies in order to further the coordination and cooperation which has already begun.

Advisory Committee wording acceptable

Advisory Committee wording acceptable

21.2 The South County Cities and the County should:

Advisory Committee wording acceptable

Advisory Committee wording acceptable

a. Review and prioritize the recommendations of the South County Joint Planning Advisory Committee, with particular attention to those recommendations requiring joint action in order to identify which are appropriate for intergovernmental agreements.

b. Review the various available types of intergovernmental agreements and proceed with those agreements which are determined to be appropriate.

* 21.2+

Add Policy:

The South County jurisdictions should pursue consistent, coordinated and vigorous enforcement of adopted codes, to ensure that uneven enforcement will not lead to a concentration of activities in any one area of the South County.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

COUNTY PLANNING COMMISSION RECOMMENDATION

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Topics Recommended for the Next Phase of
Joint Planning

22.15. Completion of rural/urban land use policies and coordination of development standards (completion of the Committee's work on the Urban/Rural report, with particular attention to developing criteria for appropriate uses for land designated rural, land designated urban, and lands in transition)

Advisory Committee wording acceptable

Advisory Committee wording acceptable

22.16. Intergovernmental Fiscal Issues

Advisory Committee wording acceptable

Advisory Committee wording acceptable

22.17. Economic Development in a Community Context (investigation of alternative methods for initiating a strategic economic development planning process in the context of desired community character and quality of life)

Advisory Committee wording acceptable

Advisory Committee wording acceptable

22.18. North-south automobile circulation in South County (resolution of:
(1) alignment and designation of Santa Teresa Blvd, and (2) right-of-way use and treatment of Monterey Road, and
(3) analysis of the cumulative effects of incremental development activity in the South County on the South Valley Freeway, Monterey Road and Santa Teresa Blvd)

Advisory Committee wording acceptable

Advisory Committee wording acceptable

22.18+

Add Policy:
Development of monitoring programs as identified in South County Program recommendations

Recommend Planning Commission revision

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

Future Joint Planning

22.13. An ongoing Joint Planning Advisory Committee, composed of officials and citizens from the three jurisdictions, should be established after the present Committee is permanently adjourned. The new committee should:

- a. serve as a forum where the local governments, the districts and the residents can work together to solve common problems and to recommend agreement on community objectives and the actions required to accomplish them,
- b. make recommendations on matters referred by the sponsoring jurisdictions and identify issues to be brought to the sponsors for consideration,
- c. address issues which were not addressed within the original charge of the first project, and
- d. advise on the progress of the sponsors' joint implementation programs.

22.14. Each year the Committee should have an agenda limited to a very few high priority topics that may be resolved within a year's schedule, and it should be charged to recommend topics to the sponsors for consideration in the next year's agenda. Staff should be provided by participating agencies as appropriate to the topics in the annual work program.

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

Topics Recommended for the Next Phase of
Joint Planning

22.15. Completion of rural/urban land use policies and coordination of development standards (completion of the Committee's work on the Urban/Rural report, with particular attention to developing criteria for appropriate uses for land designated rural, land designated urban, and lands in transition)

22.16. Intergovernmental Fiscal Issues

22.17. Economic Development in a Community Context (investigation of alternative methods for initiating a strategic economic development planning process in the context of desired community character and quality of life)

22.18. North-south automobile circulation in South County (resolution of:
(1) alignment and designation of Santa Teresa Blvd, and (2) right-of-way use and treatment of Monterey Road, and
(3) analysis of the cumulative effects of incremental development activity in the South County on the South Valley Freeway, Monterey Road and Santa Teresa Blvd)

COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Add Policy:
Development of monitoring programs as
identified in South County Program
recommendations

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Advisory Committee wording acceptable

Recommend Planning Commission revision

8800765
SOUTH COUNTY JOINT PLANNING PROGRAM
3/16/87

APPENDIX A

COUNTY PLANNING COMMISSION RECOMMENDATIONS
SUMMARY OF COMMENTS RECEIVED FROM COUNTY DEPARTMENTS AND AGENCIES

SNC 880038
INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 28 1987

UNIVERSITY OF CALIFORNIA

This document provides a policy-by-policy comparison of the South County Advisory Committee and County Planning Commission recommendations. In addition, it includes summaries of comments which were received from the County departments and agencies identified below.

Explanation of Headings:

Advisory Committee Recommendations--Original policy wording as contained in the South County Program Final Report, dated September 1986.

G.P.--Conformance with Santa Clara County General Plan

County Planning Commission Recommendations--Recommendations adopted by the Commission on March 5, 1987

County Dept./Agency Comments--Summaries of comments received from the following County Departments and Agencies:

Dept. Land Use and Development (Planning Office, Central Permit Office, Surveyor's Office, Code Enforcement)

Transportation Agency

Health Department, Environmental Health Services, Toxics

David Morrell, Special Assistant for Toxics Management, Office of the County Executive

Santa Clara County Solid Waste Planning Program

County Parks & Recreation Commission

Explanation of conventions:

New wording is underlined

New policies are numbered with a plus (+) [e.g., a new policy which follows Policy 1.1 would be Policy 1.1+]

General Plan conformance:

NP No General Plan policy exists

+ Policy conforms to adopted General Plan policy (+ = weak conformance, ++ = moderate conformance, +++ = strong conformance)

- Policy does not conform to adopted General Plan policy

Questions about this information should be addressed to Eric Carruthers or Susan Phillips of the County Planning Office at 299-2521.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

1. URBAN GROWTH AND DEVELOPMENT

The three jurisdictions' existing plans should be continued as the basis for joint policy in the South County, since they are in general agreement on most topics and will accommodate the projected growth to 2005. By that time, the number of South County residents is expected to increase more than two-fold and employment more than four-fold. Effective joint planning should be continued, since Santa Clara County is a fast-growing region, drawing large amounts of industry and people, and the pressures for growth are likely to continue beyond that date.

1.1. The plans of the two Cities and the County do not need to be revised at this time to accommodate projected growth to 2005.

1.2. Since urban development will continue beyond 2005, it is important now to consider the potential general patterns of development beyond 2005 and to identify the areas to be kept in long-term rural land uses or open space before the pressures for urbanization are unmanageable.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

The three jurisdictions' existing general plans should be continued as the basis for joint policy in the South County, since they are in general agreement on most topics and will accommodate the projected growth to 2005. By that time, the number of South County residents is expected to increase more than two-fold and employment more than four-fold. Effective joint planning should be continued, since Santa Clara County is a fast-growing region, drawing large amounts of industry and people, and the pressures for growth are likely to continue beyond that date.

NP The general plans of the two Cities and the County do not need to be revised at this time to accommodate projected growth to 2005.

+++ Since urban development will continue beyond 2005, it is important now to consider the potential general patterns of development beyond 2005 and to identify areas needed for future urban development as well as areas to be kept in long-term rural land uses or open space before the pressures for urbanization are unmanageable.

COUNTY DEPT. AND AGENCY COMMENTS

DLUD: "Plans" should be "general plans" [Change incorporated in P.C. recommendation]

DLUD: "Plans" should be "general plans" [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

1.3. Conditions of population/employment growth and land development in the South County and surrounding regions should be regularly monitored:

- a. to assess the demand for additional urban development in South County, and
- b. to determine when it would be appropriate to plan for more extensive urban development in the South County.

1.3+

+ Conditions of population/employment growth and land development in the South County and surrounding regions should be regularly monitored:

- a. to assess the effect of the jobs/housing balance in North County and in surrounding areas on the South County community,
- b. to assess the demand for additional urban development in South County, and
- c. to determine when it would be appropriate to plan for more extensive urban development in the South County.

Add Policy:

Development of the urban growth monitoring program should be undertaken immediately. The role of each jurisdiction in implementing the program should be specified, and responsibility for overall coordination should be assigned. The program should establish criteria which would trigger planning for new urban growth (including designation of an urban reserve), as well as for review of existing plans and regulations. It should also provide for maximum feasible integration with other monitoring programs.

1.4. There should be regular monitoring of urban growth and of the effectiveness of plans and regulations, in order to make changes needed to achieve community objectives. Consideration should be given to potential long-term development patterns and to areas which are to be kept in long-term rural use or open space.

++ In using information developed through the urban growth monitoring program, consideration should be given to potential long-term development patterns and to areas which are to be kept in long-term rural use or open space. Where appropriate, specific plans should be prepared jointly between the South County jurisdictions.

DLUD: The reference to "potential long-term development patterns should be clarified. Specific plans for South County should be prepared to facilitate the application of conditions during permit review. [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

1.4+

Urban development should occur in the cities in an orderly and contiguous pattern, managed and scheduled consistent with the ability to provide public facilities and services. Land uses in rural areas should be limited and public services to rural areas should be appropriately limited.

1.5. Urban growth should be managed and scheduled consistent with the ability to provide public facilities and services, such as sewer capacity, water, transportation, schools, public safety and other urban services.

1.6. Growth should occur in an orderly and contiguous pattern, within designated urban service areas and encouraging infill of vacant urban land.

1.7. Urban development should occur only in the cities and where the full array of urban services can be provided.

Add Policy:

In order to facilitate long-range infrastructure and urban service planning and to minimize urban development pressure on land which is expected to remain in agricultural, open space or other low-intensity use, the South County jurisdictions should designate an urban reserve for growth which is expected to occur after 2005. This planning should commence when the appropriate urban growth monitoring program criteria have been met.

Urban development should occur in the cities in an orderly and contiguous pattern, managed and scheduled consistent with the ability to provide public facilities and services. Land uses in rural areas should be low-intensity uses and public services to rural areas should be appropriately limited.

+++ Advisory Committee wording acceptable

++ Urban growth should occur in an orderly and contiguous pattern, within designated urban service areas and encouraging infill of vacant urban land.

+++ Advisory Committee wording acceptable

DLUD: "Growth" should be "urban growth" [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

1.8. In rural areas, services shall be provided at a minimum level by the County or special districts.

+++ Those public services which are provided to rural areas by the County or special districts should be provided at a minimum level.

DLUD: Replace "shall" with "should" Policy should be reworded to clarify the intent that an urban level of public services should not be provided to rural areas. [Change incorporated in P.C. recommendation]

1.9. Expansion of urban service areas and annexations should be based on general plans and be consistent with the Cities' schedules for development and extension of services.

+++ Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

2. ECONOMIC DEVELOPMENT

Economic development should be diversified. Cities should encourage types of economic development which address identified community needs (City and County areas) and which are planned so as to minimize negative impacts.

Advisory Committee wording acceptable

2.1. Economic development should promote community self-sufficiency in jobs, housing and services, and should address the needs of all socio-economic segments of the community, creating employment to support the needs of existing residents.

+++ Economic development should promote community self-sufficiency in jobs, housing and services, and should address the needs of all socio-economic segments of the community, creating employment to support the needs of South County residents.

2.2. A diversified economic base should be promoted in order to provide a variety of job types and skills and to insulate the local economy from possible economic downturns. Agriculture should be encouraged as an appropriate part of the economic mix.

+++ Advisory Committee wording acceptable

2.3. In considering which industries to promote, attention should be given to the impacts on economic development, jobs/housing balance, transportation and public services, water and air quality, natural and heritage resources, and energy.

++ In considering which industries to promote, attention should be given to their impacts on economic development, jobs/housing balance, transportation, energy, public services, water and air quality, and natural and heritage resources. Recognizing the strong inter-relationship between industrial growth, jobs/housing balance and transportation system capacity, monitoring programs for jobs/housing balance and urban growth should be used to assess the demand generated by industrial development for additional housing and transportation improvements.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

3. JOBS/HOUSING BALANCE

In the South County communities, jobs and housing should be balanced to minimize increases in housing costs, traffic congestion and commute time and to optimize economic balance and capacity to provide services.

Advisory Committee wording acceptable

3.1. The South County Cities and the County should seek to attain and maintain a reasonable balance between jobs within each City's incorporated area and housing within each City's Boundary Agreement Area through the use of:

++

- a. general plan land use designations,
- b. zoning and other land use controls,
- c. growth rate controls on housing and job growth,
- d. sewer capacity allocations, and
- e. policies to attract industry that will hire local residents.

3.2. The South County communities should provide housing at a range of costs that meet the needs of all sectors of the workforce. Housing should be distributed evenly among the communities so as to achieve an appropriate population balance and equitable distribution of public services.

++

The South County communities should provide housing at a range of costs that meet the needs of all sectors of the workforce. Housing should be distributed evenly by type and cost among the communities so as to achieve an appropriate population balance and equitable distribution of public services. General Plan designations should be consistent with realistic residential development densities.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

The ratio of jobs to housing should be monitored as development proceeds so that appropriate policies to maintain balance can be implemented, since the three jurisdictions' existing plans, while generally adequate to accommodate the forecast urban growth to 2005, will result in a surplus of jobs relative to housing units.

Advisory Committee wording acceptable

3.3. The Cities of Morgan Hill, Gilroy and San Jose, and the County should monitor the jobs/housing balance in South County and the Coyote Valley.

+ Advisory Committee wording acceptable

3.4. Each city should adjust its respective jobs/housing balance as its City Council directs, while continuing to monitor the cumulative impacts of individual communities' development decisions.

NP Advisory Committee wording acceptable

3.4+

Add Policy:

The jobs/housing monitoring program should develop a workable definition of jobs/housing balance, criteria for assessing the effectiveness of remedial actions, and a process for investigating areawide transportation improvements or traffic management programs which will address the effects of jobs/housing imbalance. The role of each jurisdiction in implementing the program should be specified and responsibility for overall coordination should be assigned. Jobs/housing monitoring should be integrated with other monitoring programs to the maximum extent feasible.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

3.5. If actions to correct imbalances are not undertaken or if they are ineffective, the Cities should undertake additional transportation improvements, traffic management programs, and housing programs to offset impacts of higher housing costs on residents with lower incomes.

NP If actions to correct imbalances are not undertaken or if the jobs/housing monitoring program determines that they are ineffective, the Cities should undertake additional transportation improvements, traffic management programs, and housing programs to offset impacts of higher housing costs on residents with lower incomes.

Transportation Agency: We agree that action should be taken to correct any jobs/housing imbalances. The funding source for publicly funded transportation improvements should be identified and each responsible jurisdiction should be allowed to comment on its ability to fund transportation improvements. At this time, the County capital improvement Fund does not have the ability to finance major capital improvement projects. [RESPONSE: Implementation of any improvements would not be expected to occur until the results of a jobs/housing monitoring program had been compiled and analyzed. This would probably not occur until the early 1990's, at which time it would certainly be necessary to take into account any anticipated funding limitations. In addition, this policy specifically assigns responsibility for corrective actions to the Cities.]

3.6 The County should retain its policy that urban development and jobs should be provided within cities; the County should not seek to balance jobs and housing within the unincorporated area.

++ Advisory Committee wording acceptable

3.7. The South County community should work with the City of San Jose to minimize impacts of San Jose's Coyote Valley development on the jobs/housing balance of South County.

NP Advisory Committee wording acceptable

3.8. If cost/revenue imbalances are created by the jobs/housing imbalance in rural areas of South County, the Cities and the County should discuss ways to mitigate the impacts.

+ If the jobs/housing imbalance in rural areas of South County results in increasing costs for service provision and declining revenues available to cover these costs, the Cities and the County should discuss ways to mitigate the impacts.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

4. EDUCATION

Community development and school development should be coordinated to optimize educational goals and enhance the school's role as a community resource.

Advisory Committee wording acceptable

- 4.1. San Jose, Morgan Hill, Gilroy, the County, and the school districts should meet periodically to plan for needed school expansions resulting from new development.

++ The school districts should keep the County and the Cities of San Jose, Morgan Hill and Gilroy informed of growth- and development-related school issues. Joint meetings should be held as needed to plan for needed school expansions resulting from new development.

- 4.2. The pattern and timing of growth should be controlled in a way that allows the school districts to plan and finance facilities in an orderly fashion.

++ Advisory Committee wording acceptable

- 4.3. Development should be coordinated with the scheduling of capital funds for schools.

+++ Advisory Committee wording acceptable

- 4.4. Development approvals should be conditioned on the availability of schools.

++ Advisory Committee wording acceptable

- 4.5. To allow school facilities to be used most efficiently and to minimize busing needs, residential development should be contiguous and infill development within built-up areas should be encouraged.

++ To allow school facilities to be used most efficiently and to minimize busing needs, residential development should occur in areas which are served by existing or new schools. To accomplish this, contiguous residential development and infill development within built-up areas should be encouraged.

DLUD: Reword policy to clarify that new residential development should be located to take advantage of school facilities [Change incorporated in P.C. recommendation]

- 4.6. Where appropriate, planning should promote the concept of the neighborhood school, which provides education to the children in the neighborhood and serves as a resource facility to the residents.

+ Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

4.7. The Cities, school districts and other community and social agencies should coordinate to mobilize additional resources to deal with issues which impact the role of schools, such as job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change.

Sites for new schools should be carefully selected to optimize educational goals.

4.8. In order to avoid de facto segregation in schools, housing for low and moderate income families should be planned throughout the South County where urban services are available. Concentration of such housing in any one area shall be avoided.

4.9. Where appropriate, parks and schools should be located together to optimize their multiple use as community facilities.

Additional funding methods should be developed for needed school facilities, since present school financing methods are inadequate and projected growth could more than double school enrollment by 2005.

4.10. The jurisdictions should start active lobbying for new State legislation to allow for the collection of impact fees from industrial and commercial projects.

4.11. The jurisdictions should work with other local governments and the private sector to develop innovative financing techniques.

NP The Cities, school districts and other community and social agencies should coordinate to mobilize additional resources to deal with issues which impact the role of schools, such as drugs, job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change.

Advisory Committee wording acceptable

+ Advisory Committee wording acceptable

+++ Advisory Committee wording acceptable

Advisory Committee wording acceptable

NP The jurisdictions should continue active lobbying for state legislation to continue to allow collection of impact fees from industrial and commercial projects.

NP The jurisdictions should work with other local governments and the private sector to evaluate the adequacy of available funding and to develop innovative financing techniques.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

- | | | |
|--|----|--|
| 4.12. Development impact fees should continue to be collected on new dwellings. | ++ | Development impact fees should continue to be collected on new <u>construction to the extent allowed by law.</u> |
| 4.13. Development impact fees should be commensurate with the cost of the public improvements generated by new development. | + | Development impact fees should be commensurate with the cost of the public improvements generated by new development, <u>in accordance with state law.</u> |
| 4.14. The use of Mello/Roos funds to provide schools for the massive expansion planned by San Jose in the Coyote Valley should be investigated. | + | The use of Mello/Roos funds to provide schools for the expansion planned by San Jose in the Coyote Valley should be investigated. (delete "massive") |
| 4.15. The Redevelopment agencies and appropriate Board of Education should negotiate to determine if it is appropriate to use Redevelopment Act contributions to assist schools. | NP | Advisory Committee wording acceptable |
| 4.16. When appropriate, industrial and commercial development should be required to provide school mitigations for impacts identified in environmental and other impact reports by such means as the payment of fees or dedication of land and/or buildings. | NP | When appropriate, industrial and commercial development should be required to provide mitigations for <u>school impacts in accordance with state law.</u> |

5. INFRASTRUCTURE

Infrastructure needs should be identified and their development coordinated to minimize costs and to support achievement of community goals.

Advisory Committee wording acceptable

- 5.1. Cities should provide an urban level of services and facilities to urban areas. Strategies that help achieve this objective and are already partially or fully in use include:
- a. requiring that the timing and location of future urban development be based upon the availability of public services and facilities,
 - b. requiring new development to pay all of the incremental public service costs which it generates, and
 - c. requiring developers to dedicate land and/or pay to offset the costs relating to the provision and expansion of public services and facilities.

- ++ Cities should provide an urban level of services and facilities to urban areas. Strategies that help achieve this objective and are already partially or fully in use include:
- a. requiring that the timing and location of future urban development be based upon the availability of public services and facilities,
 - b. requiring new development to pay all of the appropriate incremental public service costs which it generates, and
 - c. requiring developers to dedicate land and/or pay to offset the costs relating to the provision and expansion of public services and facilities.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

6. INFRASTRUCTURE: SEWERS/SANITATION

Expansion of the joint Gilroy/Morgan Hill sewage treatment plant should proceed, since additional sewer capacity is a prerequisite for further urban development and urban development is most appropriately served by sanitary sewer systems. Septic systems should be used only for low-intensity uses where they will have minimum impact on the environment.

Expansion of the joint Gilroy/Morgan Hill sewage treatment plant should proceed, since additional sewer capacity is a prerequisite for further urban development and urban development is most appropriately served by sanitary sewer systems. Septic systems should be used only for low-intensity uses where they will not have a negative impact on the environment.

6.1. The total capacity for the Gilroy/Morgan Hill Wastewater Treatment Facility, its timing for completion, and configuration should be consistent with agreed upon policies for the overall growth of the South County.

++ The total capacity for the Gilroy/Morgan Hill Wastewater Treatment Facility, its timing for completion, and configuration should be consistent with these South County policies for the overall growth of the South County.

a. The Cities of Gilroy and Morgan Hill should determine the best method to increase and fund their sewer treatment capacity in order to facilitate development that is consistent with their general plans.

a. The Cities of Gilroy and Morgan Hill should determine the best method to increase and fund their sewer treatment capacity in order to facilitate development that is consistent with their general plans.

b. The facility should be funded so as to minimize competition for needed funds for other infrastructure in the South County.

b. The facility should be funded in a manner which considers the financing needs of other infrastructure in the South County.

6.2. The County and the two Water Districts should assist in the Cities' wastewater treatment program if feasible and agreed to by the Cities.

NP The County and the two Water Districts should assist in the Cities' wastewater treatment program if feasible and agreed to by the participants.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

6.3 San Martin's sewage treatment needs should be determined with consideration given to the implications of: economics, population, land use and the governmental status of San Martin.

++ Advisory Committee wording acceptable

6.4. Beyond the proposals for which land use designations have been approved and for which alternative sewage treatment and disposal systems (other than septic tanks) have been approved in concept (Casa de Fruta and Nob Hill Family Park), no new land uses requiring the use of alternative sewage treatment and disposal systems should be permitted until a more reliable track record has been established.

NP Any new land uses requiring the use of alternative sewage treatment and disposal systems should be very carefully scrutinized and a reliable track record for the proposed technology should be demonstrated.

6.5. The Joint Powers Pretreatment Program for industrial and commercial hazardous material users and/or hazardous waste generators should continue to be implemented in the two cities.

NP The Joint Powers Pretreatment Program for industrial and commercial hazardous material users and/or hazardous waste generators should continue to be implemented in the two cities, and coordinated as appropriate with MOU inspections, HMSO regulations, and implementation of applicable state laws.

Relocate to hazardous materials section.

David Morrell: Add reference to coordination with the Cities' HMSO's and state legislation (Waters and LaFollette--AB 2185/2187 and AB 3777). [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

7. Water Supply

New development should not exceed the water supply, and use of water should be made more efficient through appropriate means, such as watershed protection, percolation, reclamation, and conservation.

New development should not exceed the water supply, and management of water should be made more efficient through appropriate means, such as watershed protection, percolation, reclamation, and conservation.

7.1. Each agency and jurisdiction responsible for well monitoring should continue to monitor wells and provide the results to a central agency (yet unknown) which would coordinate the data and make it available to all jurisdictions and agencies.

NP Advisory Committee wording acceptable
Move to water quality section

7.2. Programs to identify and seal abandoned and unused wells should be continued, as they may be prime sources for transferring contaminants from the upper to lower aquifer.

NP Programs to identify and seal abandoned and unused wells should be continued, as such wells may be prime sources for transferring contaminants from the upper to lower aquifer.

David Morrell: Policy should include reference to dry wells.
Envir. Health Svcs (Toxics): Dry wells are fundamentally a hazardous materials issue. [Change incorporated in P.C. recommendation for new policy 9.13+]

7.3. Programs for monitoring private wells should continue to occur and should continue to expand the scope of testing by including tests of more wells and including tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.).

NP Programs for monitoring private wells should continue to occur and should continue to expand the scope of testing by including tests of more wells, tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.), and periodic retesting of selected private wells.
Relocate to water quality section

David Morrell: Policy should include retesting of selected private wells.
[Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

7.3+

7.4. Each jurisdiction and agency pumping water from wells should be responsible for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer.

7.5. Each jurisdiction and agency pumping water from wells should consider accepting the concept of "managing the aquifer" so as to secure its utility as a water resource and ensure the water's quality.

7.6. Streambeds and other appropriate percolation areas should be protected.

7.7. There should be continuing coordination among the South County jurisdictions and the Santa Clara Valley Water District to assure that the South County will get sufficient deliveries of San Felipe water as needs require.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

Add Policy:

The South County jurisdictions should develop a program to track existing water quality, water supply and water flow monitoring programs. This information should be used to evaluate current regulations and procedures, and to assess the need for new monitoring programs or for revisions or consolidation of existing programs.

NP Each jurisdiction and agency pumping water from wells should be responsible for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer, and to prevent any adverse impacts on existing groundwater contamination problems.

+ Advisory Committee wording acceptable

+++ In order to maximize water availability and to protect water quality, watersheds and appropriate percolation areas (including streambeds) should be preserved and/or negative impacts mitigated.

+ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

Envir. Health Svcs (Toxics): Policy acceptable as drafted by Planning Commission

David Morrell: Policy should include preventing adverse impacts from existing groundwater contamination problems. [Change incorporated in P.C. recommendation]

DLUD: Policy should be reworded to clarify the meaning of "protect" [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

7.8. The two water districts should continue developing cooperative programs to assure effective management of the water resources, such as well monitoring and percolation of imported water.

7.8+

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

NP The two water districts should continue developing cooperative programs to assure effective management of the water resources, such as well monitoring, percolation of imported water, reclamation and conservation.

Add Policy:

New development should not exceed the water supply, and use of water should be made more efficient through appropriate means, such as conservation and reclamation.

COUNTY DEPT. AND AGENCY COMMENTS

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

8. Water Quality

Water quality should be protected from contamination, and should be monitored to assure that present policies and regulations are adequate. Such uses as waste facilities, septic systems and industries using toxic chemicals should be prohibited where polluting substances may come in contact with groundwater, floodwaters, and creeks or reservoir waters.

Advisory Committee wording acceptable

8.1. Land use policies should be continued that limit the number of individual septic systems in areas vulnerable to groundwater contamination, because of the potential for cumulative degradation of water quality.

+++ Advisory Committee wording acceptable

8.2. Large lot policies, which allow minimal development and limited numbers of septic systems in small areas, should be continued in areas where development is expected to be served by sewers. This approach makes it possible to design future urban density subdivisions with smaller lots which are more efficient for sewers in terms of service and cost.

+++ In areas where future development is expected to be served by sewers, large lot policies (which allow minimal development and limited numbers of septic systems) should be continued. This approach increases the feasibility of designing future urban density subdivisions with smaller lots, which are more efficient for sewers in terms of service and cost.

DLUD: Objectives of the policy--to make future subdivision more feasible--should be clarified [Change incorporated in P.C. recommendation]

8.3. In the unincorporated area current County policies regarding septic systems and land use should be continued with no lessening of standards.

+++ Advisory Committee wording acceptable

8.4. Groundwater and surface water quality conditions throughout the South County should be monitored to determine if changes in regulations regarding septic systems and land use are needed.

NP Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

Protection of groundwater quality requires continued caution in the siting of landfills and transfer stations and rigorous enforcement of local and regional regulations.

8.5. Continued caution should be taken as to the siting of landfills, the construction of landfills (i.e., they should have clay liners, etc.), and the waste allowed in a sanitary landfill in South County so as not to create hazards to groundwater quality.

8.6. Continued caution should be taken as to the siting of transfer stations in South County so as not to create hazards to groundwater quality.

8.7. Regulations relating to solid waste disposal should continue to be rigorously enforced by the local jurisdictions and by the Regional Water Quality Control Boards.

8.8. Periodic household hazardous waste collection programs and other related activities should occur on a regular basis in order to limit the types and amounts of hazardous waste entering the ordinary waste stream.

8.9. The jurisdictions in South County should work jointly and with other jurisdictions to achieve a balance between potential negative impacts and the benefits associated with the location of solid waste disposal sites and transfer stations.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

+++ Advisory Committee wording acceptable

+++ Solid waste and hazardous waste transfer stations should be sited and operated so as to minimize hazards to ground and surface water quality.

++ Advisory Committee wording acceptable

+ Advisory Committee wording acceptable

+++ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

Solid Waste Program: Transfer stations should never pose a threat to groundwater quality. No waste is disposed of on the site. Delete policy or specify hazardous waste.

David Morrell: Policy should specify solid waste transfer stations.

Envir. Health Svcs (Toxics): P.C. wording acceptable. [Changes incorporated in P.C. recommendation]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

9. Hazardous Materials and Waste Management

A program of regular inspections and monitoring to ensure compliance with local regulations should be continued in order to reduce the risks associated with the use and handling of hazardous materials and wastes.

A program of regular inspections and monitoring to ensure compliance with local, state and federal regulations should be continued in order to reduce the risks associated with the use and handling of hazardous materials and wastes.

David Morrell: Policy should include reference to state and federal laws. [Change incorporated in P.C. recommendation]

9.1. The Cities' Hazardous Materials Specialists and Pretreatment Inspector, and the County Health Department should continue to inspect regularly activities that store and/or use hazardous materials, including above-ground and underground storage tanks and related equipment, to ensure compliance with each City's and the County's Hazardous Materials Storage Ordinance (HMSO).

NP Advisory Committee wording acceptable

9.2. There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days, a time period for which a hazardous materials storage permit is not required. This inspection could be enforceable via the Memorandum of Understanding between Department of Health Services (DOHS) and County Health Department, whereby the County Health Department would act as an agent of DOHS in enforcing this aspect of the Hazardous Materials Storage Ordinance (HMSO).

NP There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days. This inspection could be enforceable via the Memorandum of Understanding between State Department of Health Services (DOHS) and County Health Department, whereby the County Health Department would act as an agent of DOHS in enforcing this provision. In order to develop maximum efficiency in overall inspection programs, the Cities' Hazardous Materials Specialists and Pretreatment Inspectors may conduct inspections on behalf of the County Health Department.

David Morrell: The Cities' Hazardous Materials Specialists and Pretreatment Inspectors should be able to conduct selected inspections on behalf of County Health, in order to develop maximum efficiency in overall inspection programs. Envir. Health Svcs (Toxics): P.C. revision acceptable [Change incorporated in P.C. recommendation]

9.3. Submittal of a hazardous materials handling plan should be a prerequisite for developments requiring zone changes, use permits, etc.

NP Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

9.4. In order to minimize potential hazards, generators of hazardous waste should be required to use on-site pretreatment prior to discharging waste into the sewer system. The methods may include neutralization, precipitation and oxidation.

9.5. Small generators of hazardous waste should be helped to find ways to decrease their hazardous waste load either by pretreatment and/or use of less hazardous constituents.

9.6. Vehicles and other equipment that may threaten the quality of water from leaking fuel tanks or oil spills should be removed from the site and/or repaired.

9.7. Public education regarding hazardous materials and waste management should be coordinated and implemented among the local jurisdictions (Morgan Hill, Gilroy, the County), local agencies (SCVWD, GWCD, RWQCBs, etc.) and local groups (League of Women Voters, Lions Club, etc.).

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

NP In order to minimize potential hazards, generators of hazardous waste should be required to use on-site pretreatment prior to discharging treated waste effluent into the sewer system. The methods may include neutralization, precipitation and oxidation.

NP Programs to encourage source reduction and reduction and waste minimization by smaller firms which generate hazardous wastes in South County should be initiated by the County and Water Districts.

NP Advisory Committee wording acceptable

+ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

David Morrell:" Waste" should be "treated waste effluent." [Change incorporated in P.C. recommendation]
David Morrell: Add wording: County should assist generators in obtaining necessary permits from DOHS. Any firms using quantities of acutely-hazardous materials as defined under AB 3777 (LaFollette) should complete a Risk Management and Prevention Plan. Envir. Health Svcs (Toxics): Since regulations have yet to be defined, inclusion of this additional wording would be premature.

David Morrell: Add Policy: Programs to encourage source reduction and waste minimization by smaller firms which generate hazardous wastes in South County should be initiated by the County and Water Districts. [Change incorporated in P.C. recommendation--this wording replaces original policy 9.5]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

9.8. During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, every effort should be made to achieve maximum integration between newly-mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator Inspections and pretreatment), particularly as they apply to:

- a. coordinated permit and fee structure,
- b. coordinated inspections,
- c. emergency response ("business") plans,
- d. training programs,
- e. evacuation requirements, and
- f. information requirements.

The transportation of hazardous materials and wastes should be monitored to reduce risks and ensure notification of South County Cities in the event of a leak or spill.

9.9. The South County jurisdictions should require that they receive reports from the Department of Transportation and the California Highway Patrol regarding spills or leaks on the highway.

9.10. If a spill occurs while transporting hazardous materials or waste in one of the Cities or the County, the other jurisdictions should be notified by that jurisdiction.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

+ During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, every effort should be made to achieve maximum integration between newly-mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator Inspections, Hazardous Materials Storage Ordinances and controls, and pretreatment), particularly as they apply to:

- a. coordinated permit and fee structure,
- b. coordinated inspections,
- c. emergency response ("business") plans,
- d. training programs,
- e. evacuation requirements, and
- f. information requirements.

Advisory Committee wording acceptable

+ Advisory Committee wording acceptable

+ If a spill occurs while transporting hazardous materials or waste in one of the Cities or the County, the other jurisdictions should be notified by that jurisdiction immediately.

COUNTY DEPT. AND AGENCY COMMENTS

David Morrell: Policy should include reference to HMSO [Change incorporated in P.C. recommendation]

Transportation Agency: We recommend that the word "immediately" be added to the end of the sentence. [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

9.11. The Cities and County should consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the jurisdiction desires hazardous materials and waste to be transported on other transportation routes.

9.12. The County should consider implementing a Memorandum of Understanding (MOU) between the Department of Health Services (DOHS) and the County Health Department whereby the County would act as an agent in requiring hazardous material users and waste generators to provide annual records and in monitoring the haulers of hazardous materials and waste.

9.13. To reduce the risk involved in transporting hazardous waste and to decrease the volume of waste that must be disposed of, generators of hazardous waste should be encouraged to use on-site pre-treatment, such as: neutralization, precipitation and oxidation.

9.13+

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

+ The Cities and County should consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the jurisdictions desire hazardous materials and waste to be transported on routes other than designated truck routes. Such controls should be consistent with the areawide emergency response plan prepared under AB 2185/2187.

+ Advisory Committee wording acceptable

+ Advisory Committee wording acceptable

Add Policy:

A program to identify and abandon dry wells which have been used to dispose of contaminants should be initiated.

COUNTY DEPT. AND AGENCY COMMENTS

Transportation Agency: Please clarify the meaning of this recommendation. The second clause seems to contradict the first clause by suggesting a number of optional routes rather than specific routes.

David Morrell: This action should be consistent with the areawide emergency response plan prepared under AB 2185/2187.

[Changes incorporated in P.C. recommendation]

David Morrell: This seems to duplicate policy 9.2. Annual estimates will be coming through AB 2777/2185/2187 sequence of events

Envir. Health Svcs (Toxics): This is already in place. Delete policy

[The Planning Commission did not consider these comments. DLUD is recommending deletion of this policy, since this action has already been undertaken. Refer to Appendix B]

[Policy added by Planning Commission in response to comment made relative to policy 7.2]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

10. Intergovernmental Coordination:
Water Quality/Hazardous Materials

Intergovernmental coordination between the Cities, the County and local agencies should be considered as an effective means of resolving issues of concern and investigating the feasibility of compatible standards, ordinances and enforcement procedures.

Advisory Committee wording acceptable

10.1. The two Regional Water Quality Control Boards that have jurisdiction in South County should reach agreement upon compatible water quality standards for South County, as compatible standards would be less confusing to developers and owners of land and to jurisdictions which must carry out the Regional Boards' regulations.

NP The two Regional Water Quality Control Boards that have jurisdiction in South County should reach agreement upon compatible water quality standards for South County and consistent approaches to implementing the State Board's non-degradation policy, as compatible standards and consistent approaches would be less confusing to developers and owners of land and to jurisdictions which must carry out the Regional Boards' regulations.

David Morell: Policy should include references to consistent approaches to implementation of regulations and policies. [Change incorporated in P.C. recommendation]

10.2. The two Water Districts which have jurisdiction in South County should reach agreement upon respective responsibility and jurisdiction of water supply and quality so as not to duplicate their efforts.

+ Advisory Committee wording acceptable

10.3. Regular meetings should be held between the two Regional Water Quality Control Boards (RWQCB), the two Water Districts, County Health Department, County Executive's Office, County Planning Office, Gilroy Planning Department, Morgan Hill Planning Department, San Martin Planning Committee, and any other key agency which is interested, to discuss the current issues and concerns relative to South County's water supply and quality.

+ Advisory Committee wording acceptable

Envir. Health Svcs: Coordination is valuable, but regular meetings between so many groups is an inflexible approach.

[Response: The Planning Commission did not consider this comment. DLUD is recommending revised wording: "Close coordination should be maintained between agencies and organizations which share jurisdiction and interest relative to South County's water supply and water quality." Refer to Appendix B]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

10.4. The Cities, County, Regional Water Boards and local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

NP Where appropriate, the Regional Water Quality Boards, the Cities, County and other local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.

COUNTY DEPT. AND AGENCY COMMENTS

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

11. INFRASTRUCTURE: TRANSPORTATION

A balanced transportation system should be developed which integrates various transportation modes with existing and proposed land uses and assures access to all.

Advisory Committee wording acceptable

11.1. A balanced transportation system should be provided which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, public transit, bicycling and walking.

+++ A balanced transportation system should be provided which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, ridesharing, public transit, bicycling and walking.

Transportation Agency: Ridesharing should be added as follows: "...such modes as auto, ridesharing, public transit, bicycling and walking."
[Change incorporated in P.C. recommendation]

11.2. The transportation system should be compatible with existing and proposed land uses and should promote environmental objectives, such as safe and uncongested neighborhoods, energy conservation, reduction of air and noise pollution, and the integrity of scenic and/or hillside areas.

++ Advisory Committee wording acceptable

11.3. Bicycling and walking should be promoted as significant transportation modes for their contribution to health and the reduction of energy consumption and pollution.

+++ Bicycling and walking should be promoted as alternate transportation modes for their contribution to health and the reduction of energy consumption and pollution.

11.4. Public transit should be expanded as needed to meet the changing needs of the area for local and regional access, including such methods as bus, dial-a-ride, paratransit and rail, where appropriate.

++ Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

11.5. Planning for land use and transportation development should be integrated. The timing, amount, and location of urban development should be consistent with the development of the transportation system capacity, and land uses should be designed to promote use of appropriate transportation modes.

++ Advisory Committee wording acceptable

11.6. Options for future transportation facilities should be preserved in advance of development by such means as identification of routes, reservation of rights-of-way, setback of development to accommodate future width lines, and limiting of access along future major arterials.

++ Advisory Committee wording acceptable

11.7. The Cities and the County should improve coordination and cooperation on all South County transportation planning.

++ Advisory Committee wording acceptable

11.7+

Add Policy:

The recommendations of the Transportation 2000 Program, particularly as they relate to rail connections between South County and North County and to right-of-way reservation along major north-south corridors in South County, should be carefully reviewed by South County jurisdictions.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

INFRASTRUCTURE: FLOOD CONTROL/DRAINAGE

Land development should be managed by the three jurisdictions to mitigate flooding problems and to minimize the need for public funding of additional flood control and local drainage facilities (other than for orderly, planned growth), since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and planned urban areas.

12. Flood Control

Flood damage in South County should be minimized through a combination of actions. In flood-prone areas, inappropriate development should be prevented through land use planning, urban development policies and land use regulations. Areas which are developed or planned for development should be protected by the construction of flood control facilities. Development should be managed through advanced planning and design standards to minimize off-site flooding and drainage problems.

Since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and planned urban areas, land development should be managed by the three jurisdictions to mitigate flooding problems and to minimize the need for local public funding for additional flood control and local drainage facilities.

Advisory Committee wording acceptable

1. Highest priority for construction of flood protection facilities should continue to be given:

- a. first, to areas of existing development subject to the highest potential flood damage;
- b. then, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
- c. then, to agricultural lands; and
- d. finally, to undeveloped areas not planned for urban development.

+

Highest priority for construction of flood protection facilities should continue to be given:

- a. first, to areas of existing development subject to the highest potential flood damage;
- b. then, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
- c. then, to agricultural lands; and
- d. finally, to other undeveloped areas.

DLUD: Parts c and d are confusing, since, in practicality, they would refer to the same areas. Part d should refer to other undeveloped areas [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

12.2. If federal and state funds are not available for future flood control facilities and such facilities must be funded locally, those property owners who would benefit from and those who contribute to the need for such facilities should pay the cost.

NP Advisory Committee wording acceptable

12.3. Developers whose proposed projects would induce downstream flooding should be required to provide mitigation to eliminate the flood-inducing impacts of their projects.

++ Advisory Committee wording acceptable

12.4. Streamside development should be designed in such a way as to facilitate maintenance of the waterway and protection of the environment and riparian areas.

+++ Advisory Committee wording acceptable

12.5. If development is to be allowed in flood-prone areas, flood control facilities or appropriate flood-proofing should be provided prior to or in conjunction with development at developers' expense.

++ Advisory Committee wording acceptable

12.6. Where other mitigations do not solve the flooding problem, raising individual foundations (padding up structures) may be a solution; however, its use must be restricted in order to minimize the cumulative effects on adjacent areas.

NP Advisory Committee wording acceptable

12.7. The Cities and the County should require mitigation of any stormwater runoff produced by development that occurs beyond that described in the 1981 General Plans of the County and the Cities.

NP The Cities and the County should require mitigation of any stormwater runoff produced by development that occurs beyond that described in the General Plans of the County and the Cities as of 1982.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

12.8. All local development should provide appropriate mitigations of off-site impacts. These may include: limiting runoff to pre-development levels and/or complete solutions to flooding and local drainage problems in the vicinity of the development. Methods may include: detention (storing runoff temporarily and then releasing it) or retention (storing runoff on-site for percolation).

12.9. Careful consideration should be given to the cumulative effects of development which would drain into the upper reaches of Llagas Creek and other creeks in order to avoid the need for channelization and consequent destruction of its riparian vegetation and natural habitat.

NP Advisory Committee wording acceptable

+++ Careful consideration should be given to the cumulative effects of development which would drain into the upper reaches of Llagas Creek and other creeks in order to avoid the need for channelization or destruction of its riparian vegetation and natural habitat. (delete "and consequent")

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

13. Local Drainage

Local drainage problems in South County should be minimized by preventing inappropriate development in areas which are prone to drainage problems and by using design standards and advanced planning to manage development. Developers of individual projects should be required to mitigate off-site and on-site impacts and, where appropriate, to install local drainage facilities which would contribute to an eventual areawide solution to the local drainage problems, preferably in the context of a master plan for local drainage which should be developed jointly by the Cities and the County.

Advisory Committee wording acceptable

13.1. Since County maintenance is limited to maintaining local storm drainage facilities which may affect County roads, any additional storm drain-related maintenance beyond that which is currently provided will require additional funding from residents and/or developers.

+ Advisory Committee wording acceptable

13.2. Those residents who benefit from as well as those who contribute to the need for local drainage facilities should pay for them.

+ Advisory Committee wording acceptable

13.3. The County and Cities should require a storm water management plan for each development. This plan, which would be presented early in the development stage, would describe the design implementation and maintenance of the local drainage facilities.

NP Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

13.4. The Cities and the County should coordinate in the development of a master plan for local drainage. The master plan should include consideration of the interface between unincorporated areas and the city drainage systems.

13.5. Each development should provide mitigations of off-site and on-site impacts, as appropriate. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development. Methods may include detention or retention, with appropriate protection of groundwater quality.

13.5+

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

+ Advisory Committee wording acceptable

+ Each development should provide mitigations of off-site and on-site impacts, as appropriate. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development or downstream. Methods may include detention or retention, with appropriate protection of groundwater quality.

+++ Add Policy:
Development should be designed to conserve soil and avoid erosion.

COUNTY DEPT. AND AGENCY COMMENTS

DLUD: Runoff should be limited both in the vicinity of the development and downstream [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

14. AGRICULTURE

Agriculture should be continued and supported since it contributes to the local economy and helps to delineate urban boundaries. Among other benefits, it is the most productive use for land which is not immediately planned for urban development. More effective methods of support and preservation should be developed.

Advisory Committee wording acceptable

2 County and the Cities should reaffirm their commitment to the long-term maintenance of agricultural land uses in South County.

The County and the Cities should reaffirm their commitment to long-term maintenance of agricultural land uses and to agriculture as an economic enterprise in South County.

14.1. The County and the Cities should adopt no policies which are detrimental to agriculture.

NP The County and the Cities should take positive action to preserve agricultural lands by supporting policies which are favorable to agriculture.

DLUD: Policy should be reworded to convey a positive, rather than a negative, sense [Change incorporated in P.C. recommendation]

14.2. The County and the Cities should take positive actions to preserve agricultural lands, for example: exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

++ Delete

Note: Provisions of policy have been incorporated into policies 14.1, 14.4.

14.3. The economic viability of agriculture should be maintained using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods.

++ Agricultural lands should be protected from encroachment by incompatible land uses and the economic viability of agriculture should be maintained using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally-designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

14.4. The County and the Cities should consider further whether they want to establish areas for the permanent preservation of agricultural lands and, if so, they should establish programs to accomplish that objective.

Some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy) should be preserved for permanent agricultural use through appropriate open space preservation tools.

14.5. The County should continue the A-20 and A-40 minimum lot size designations in the agricultural area.

14.6. The expansion of the "uses compatible with agriculture" category in County zoning ordinances and Williamson Act policies should be approved only when such additional uses will clearly contribute to the long-term viability of agriculture.

The County and the Cities should plan for further urban growth to occur in areas which will avoid encroachment into those agricultural lands with the greatest long-term potential to remain economically viable.

14.7. The conversion of agricultural lands needed for urban growth should occur in an orderly manner to retain the stability and viability of remaining agricultural lands as long as possible.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

++ The County and the Cities should consider further whether they want to establish areas for the permanent preservation of agricultural lands, and, if so, they should establish programs to accomplish that objective, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

Some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy) should be preserved for agricultural use through appropriate agricultural land preservation tools, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

+++ Advisory Committee wording acceptable

++ Advisory Committee wording acceptable

Advisory Committee wording acceptable

+++ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

14.8. The Cities should use their policies for urban service area extensions and utility extensions to guide urban growth away from long-term agricultural areas.

++ Advisory Committee wording acceptable

14.9. The policies of the Local Agency Formation Commission (LAFCO) should guide urban development away from those agricultural areas with the greatest potential for long-term economic viability.

++ Advisory Committee wording acceptable

14.10. Open space buffers should be established between viable agricultural areas and urban expansion areas in order to minimize conflicts arising from the encroachment of urban development into or adjacent to such agricultural areas.

NP Where open space buffers are established between viable agricultural areas and urban expansion areas in order to minimize land use conflicts, activities in these buffer zones should be limited to uses which are compatible with both agricultural and urban activities. Specific uses should be defined through an open intergovernmental process.

14.10+ Add Policy:
The range of activities permitted in agricultural areas of South County should be determined through an intergovernmental process. Allowed uses should reflect the range of activities which are necessary to promote the continued economic viability of agriculture in South County.

Gen'l

Health Dept.: Suggest development of an advisory service which would provide advice to large-scale users of nitrogen based fertilizers. It is widely felt that some of the excess nitrate problems found in groundwater in South County may be related to the excessive use of such materials in the past. [Response: It would be appropriate to forward this comment to the Advisory Committee for review of existing programs and the nature of an additional recommendation, if one is necessary.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

15. DEVELOPMENT HAZARDS/ENVIRONMENTAL SAFETY

New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, potentially active landslides, fault traces, and Airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be precluded on steep slopes; when hillside land is developed, it should appear compatible and be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state.

New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, active landslides, active fault traces, and Airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be carefully controlled on steep slopes; when hillside land is developed, it should appear compatible and be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state.

15.p1+

Add Policy:
The South County jurisdictions should develop a process for sharing information relating to development activity in areas of geological concern.

DLUD: A policy should be added which encourages sharing geological data between the County and the Cities [Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

15.1. Development in hazardous areas should be:

- a. kept to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover;
- b. regulated in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County;
- c. prohibited on existing landslides and limited in areas where such development would initiate sliding or be affected by sliding on adjacent parcels;
- d. prohibited in areas where increased runoff from the addition of impervious surfaces and drainage would increase the possibility of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope drainage improvement plan has been approved; and
- e. clustered, with dwellings grouped on the least hazardous portion of the property.

+++ Development in hazardous areas should be:

- a. kept to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover;
- b. regulated in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County;
- c. prohibited on known active landslides and limited in areas where such development might initiate sliding or be affected by sliding on adjacent parcels.
- d. prohibited in areas where increased runoff from the addition of impervious surfaces and drainage would increase the probability of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope drainage improvement plan has been approved; and
- e. clustered, with dwellings grouped on the least hazardous portion of the property.

15.2. Development in less hazardous areas should be limited and designed to reduce risks to an acceptable level.

+++ Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15.3. Development in fire hazard areas should be minimized. Actions which increase fire risk, such as increasing public access roads in fire hazard areas, should be avoided because of the great environmental damage and economic loss associated with a large wildfire.

15.4. Development should be prohibited in floodways and regulated in floodplains to minimize flood damage and be consistent with the federal flood insurance program.

15.5. Development should be limited (in areas to be determined by the County Geologist) along the shores of reservoirs which can be expected to sustain damage from seismically-induced splash waves.

15.6. The current policy restricting development in areas of poor accessibility should continue. Development should not be allowed in areas where access is provided by a single road that could be damaged by faulting or landslides, or where access could be cut off by wildfires, trapping residents or workers. Development may be allowed in areas where a second improved access road has been provided for emergency escape. Also, alternative north-south access roads should be developed through the South County for use in the event that the South Valley Freeway is damaged in a major earthquake.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

+++ Advisory Committee wording acceptable

+++ Development should be prohibited in floodways and regulated in floodplains to minimize flood damage and be consistent with the federal flood insurance program and Santa Clara Valley Water District regulations.

+++ Development should be limited (in areas to be determined by the County Geologist) along the shores of reservoirs which can be expected to sustain damage from seismically-induced seiche waves.

++ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

DLUD: Policy should include reference to Water District regulations [Change incorporated in P.C. recommendations]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15.7. Natural streamside and riparian areas should be left in their natural state.

15.8. Wildlife, rare and endangered plants and animals, and heritage resources should be identified and protected from loss and destruction.

Existing development regulations should be continued, with monitoring to determine their effectiveness. Policy changes should be made only after review by all three jurisdictions.

15.9. Current County policies in regard to management of hazardous areas should be maintained, and all information regarding hazardous areas should be updated to reflect current knowledge. Experience with hazardous areas in South County should be continually monitored to determine if policies and regulations need to be changed.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

+++ Flood control planning should attempt to leave natural streamside and riparian areas in their natural state, in order to preserve their value as percolation and recharge areas, for bank stabilization, as natural habitat, scenic resources, and recreation corridors. Where this is infeasible, disruption should be minimized through design and other appropriate mitigation measures.

+++ Wildlife, rare and endangered plants and animals, and heritage resources should be identified and protected from loss and destruction. Appropriate mitigation techniques should be used to minimize disruption.

Advisory Committee wording acceptable

++ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

15.10. The Cities and County should enforce and maintain:

- a. current zoning and land development ordinances and policies restricting development on hillsides to low-density, low-intensity uses, and
- b. strict grading and building regulations to minimize instability of sloping areas and reduce public costs associated with maintaining roads and utilities on unstable slopes.

+ Advisory Committee wording acceptable

15.11. Geotechnical investigations should be required on all projects in unstable areas of expansive soils prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

+ Geotechnical investigations should be required on all projects in unstable areas, including areas of expansive soils, prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

DLUD: Clarify policy. Expansive soils are not the only unstable areas [Change incorporated in P.C. recommendation]

An agreement concerning the nature of each jurisdiction's participation in the programs and an appropriate cost-sharing structure should be worked out between the County and the Cities of Morgan Hill and Gilroy.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

15.12. A public education program should be initiated which would:

- a. increase awareness of the safety hazards present in South County,
- b. provide information on mitigation techniques, and
- c. strengthen public support for adopted policies which might restrict development in hazardous areas.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

+ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

16. OPEN SPACE AND RECREATION

The wide variety of open space areas in the South County should be maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

The wide variety of open space areas in the South County should be preserved and maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted. A variety of methods should be used to retain open space and respect the needs and rights of property owners.

Parks and Recreation Commission: We would like to amend the first sentence of the opening paragraph to read, "The wide variety of open space areas in the South County should be preserved and maintained..."
[Change incorporated in P.C. recommendation]

16.1. The South County includes a variety of types of open space areas, including: the Valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should receive highest priority for preservation as open space.

++ Advisory Committee wording acceptable

.2. Geographic areas which should be considered for the location of future regional parks in South County include: the valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the foothills adjacent to South County, the intermountain valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should be given highest priority for future regional park location.

++ Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

16.3. A system of neighborhood, community, citywide and regional parks should be developed, linked where feasible by pedestrian ways, trails and pathways and streamside park chains. Where appropriate, parks should be located adjacent to other community facilities, such as schools, to optimize the multiple use of public open space facilities.

16.4+

16.4. A system of scenic roads and trails should be developed linking the urban area with the rural and open space areas.

16.5 The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and the Coyote greenbelt area north of Morgan Hill) should be protected.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

++ Advisory Committee wording acceptable

+++ A system of scenic roads and trails should be developed linking the urban area with the rural and open space areas, with careful consideration of fire risk, hazards, and protection of natural resources.

+++ The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and a Coyote greenbelt area north of Morgan Hill) should be protected.

COUNTY DEPT. AND AGENCY COMMENTS

Transportation Agency: All plans that are developed and adopted which require right-of-way dedication for scenic roads, trails, and park lands should be prepared in detail and distributed to the jurisdictions which are responsible for implementing them.

[Response: This comment was not considered by the Planning Commission. DLUD is recommending addition of policy 16.4+ to incorporate this comment--see Appendix B.

Add new policy 16.4+ to read: "Upon adoption, all plans which require right-of-way dedication for scenic roads, trails, and park lands should be prepared in detail and distributed to those jurisdictions which are responsible for implementation."]

DLUD: To avoid conflict with policy 15.3, policy should reflect careful attention to fire hazards and natural resource protection

[Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

16.6. High priority should be placed on:

- a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;
- b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;
- c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamsid es remain in a natural state; and
- d. implementation of streamside trails in a manner which respects adjacent private property rights.

16.7. The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic resource.

16.8. Intergovernmental agreements between the County and the Cities, such as specific plans, should be implemented to address land use and development policies for hillside areas, including the visual effects of hillside development on the ridgelines.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

++ High priority should be placed on:

- a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;
- b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;
- c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamsid es remain in a natural state;
- d. implementation of streamside trails in a manner which respects adjacent private property rights and preserves natural resources.

+++ The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic and natural resource. Planned cluster development may be an appropriate use in that context.

++ Advisory Committee wording acceptable

COUNTY DEPT. AND AGENCY COMMENTS

Parks and Recreation Commission:

Amend part d to read:

"...implementation of streamside trails in a manner which will respect adjacent property rights and preserve natural resources."

[Change incorporated in P.C. recommendation]

Parks and Recreation Commission:

Amend sentence to read, "...in order to maintain their integrity as the South County's major scenic and natural resource."

[Change incorporated in P.C. recommendation]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

16.9. Streamsides, other riparian areas and floodways should be maintained in open space or related open space uses such as wildlife habitat, recreation or agriculture. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

Greenbelts should define the urban areas of the South County Cities. The northern boundary of Morgan Hill should be defined by a Coyote Valley greenbelt comprised of agricultural uses, rural estates and the Coyote Park chain. A similar area should be maintained between Morgan Hill and Gilroy to maintain community identity.

16.10. A greenbelt should be established between San Jose and Morgan Hill in the Coyote Valley.

16.11. The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

++ Advisory Committee wording acceptable

Advisory Committee wording acceptable

++ Advisory Committee wording acceptable

++ The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities, and recreation areas. A more specific list of uses appropriate for a greenbelt should be developed through an open intergovernmental process.

COUNTY DEPT. AND AGENCY COMMENTS

Parks and Recreation Commission:

There is a need to prioritize the land usage for valley floor greenbelt areas. We would like to recommend the following prioritization: 1) agricultural, 2) low-density rural residential, 3) public parks and recreation areas, 4) privately operated recreation areas, 5) other appropriate uses which may be determined.

[Response: The Advisory Committee did not attempt to assign priorities for greenbelt land uses. The Planning Commission has recommended specifically that these issues be addressed through a future intergovernmental process. The assignment of priorities would be most appropriately addressed at that time.]

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

16.12. The land uses appropriate within a greenbelt should be determined by joint planning activities of South County Cities and the County, and might include:

- a. low-density residential development,
- b. public parks and recreation areas,
- c. privately operated recreation areas,
- d. agriculture, and
- e. other appropriate uses which may be determined.

16.13. A variety of open space preservation tools should be used to protect open space in South County, including:

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights, and
- g. dedication of additional lands upon development.

+ Advisory Committee wording acceptable

++ A variety of open space preservation tools should be used to protect open space in South County, including:

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights,
- g. planned cluster development, and
- h. dedication of additional lands upon development.

14. The recommendations of the Preservation 2020 Task Force should be widely:

- a. disseminated for review and comment by the South County cities and residents prior to their
- b. adoption by the Board of Supervisors.

NP Advisory Committee wording acceptable

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

The South County jurisdictions should pursue further coordinated action as well as effective individual action to achieve successful implementation of the South County's open space and recreation goals and objectives.

16.15. The South County cities should:

- a. avoid the premature conversion of open space lands by planning for orderly, staged urban development;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- e. designate future open space areas on their General Plans.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

Advisory Committee wording acceptable

++ The South County cities should:

- a. plan for orderly, staged urban development consistent with the retention of important open space lands;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- e. designate future open space areas on their General Plans.
- f. participate in the development of regional open space preservation programs utilizing development rights or fee title acquisition and/or planning and regulation (e.g., planned cluster development).

COUNTY DEPT. AND AGENCY COMMENTS

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

16.16. The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. plan and regulate land use to protect open space resources and prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

17. The South County Cities and the County together should:

- a. establish policies and implementation plans for greenbelts between cities, and
- b. identify and help establish a viable source of funding for acquiring and developing regional parks and pathways.

+++ The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. protect open space resources by regulating land use to prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits and preserve open space through planning and regulation (e.g., planned cluster development), acquisition and/or development rights transfer programs;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

++ The South County Cities and the County together should:

- a. establish policies and implementation plans for greenbelts between cities, and
- b. identify and help establish a viable source of funding for acquiring and developing regional parks, pathways, and open space.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

18. SAN MARTIN

The future of San Martin should be further clarified with respect to its level of development and form of governance.

For the current period, San Martin should remain an unincorporated, predominately rural-residential community governed by the County Board of Supervisors.

If San Martin is to remain a generally low-density rural residential area, current land use and septic regulations should be continued with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If an urban future is to be recommended, a wastewater management program should be developed which includes mechanisms for implementation and financing.

Current land use and septic regulations for San Martin should be continued with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If, in the future, urbanization is recommended for San Martin, a wastewater management program should be developed which includes mechanisms for implementation and financing.

18.1. If San Martin is to remain a generally low-density rural residential area, current County land use and septic system policies should be continued with no lessening of restrictions.

+++ Current County land use and septic system policies for San Martin should be continued with no lessening of restrictions.

18.2. Land uses generating discharges which are high in volume or high in nitrates, organic materials or other problem chemicals should be restricted.

+++ Advisory Committee wording acceptable

18.3. Existing County policies regarding the density of development and the discharge of wastes should remain in effect.

+++ Advisory Committee wording acceptable

18.4. Groundwater and surface water quality conditions in the San Martin area should be monitored to determine if changes in current policies regarding septic systems and land use are needed.

NP Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

- 18.5. If higher intensities of development are recommended for San Martin, proposals should be prepared regarding a wastewater management system for the area and how it should be organized.
- 18.6. Funding alternatives for financing the rehabilitation of existing water distribution facilities in San Martin should be explored.
- 18.7. All future County facilities located in San Martin should be designed, landscaped, and maintained to be compatible with their surrounding environment.
- 18.8. Existing County facilities in San Martin should be reviewed to ensure compatibility with their surrounding environment.
- 18.9. Development around the South County Airport should adhere to Airport Land Use Commission (ALUC) Policies.

San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors until the issues of its future level of development and form of governance have been resolved by community residents, the County, the Cities, and affected special districts.

- 18.10. The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy until the issues of San Martin's future level of development and form of governance are resolved.

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

- +++ If, in the future, higher intensities of development are recommended for San Martin, proposals should be prepared regarding a wastewater management system for the area and how it should be organized.

NP Advisory Committee wording acceptable

++ Advisory Committee wording acceptable

+ Advisory Committee wording acceptable

+++ Advisory Committee wording acceptable

For the current period, San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors. Issues of its future level of development and form of governance should be resolved by community residents, the County, the Cities, and affected special districts.

NP The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy.

COUNTY DEPT. AND AGENCY COMMENTS

SOUTH COUNTY POLICYJOINT PLANNING ADVISORY COMMITTEE PROPOSALG.P. COUNTY PLANNING COMMISSION RECOMMENDATIONCOUNTY DEPT. AND AGENCY COMMENTS

18.11. While San Martin remains unincorporated, the Cities of Gilroy and Morgan Hill should continue to provide LAFCO and the County with constructive comments on decisions and policies relating to San Martin.

+ Advisory Committee wording acceptable

18.12. The South County Cities and the County should explore possibilities for resolving San Martin's issues and problems through formal intergovernmental agreements.

NP Advisory Committee wording acceptable

18.13. The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect until a special area plan and an implementation program for San Martin have been developed and adopted.

++ The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect. If, in the future, changes are recommended, they should be allowed only after a special area plan and an implementation program for San Martin have been developed and adopted.

18.14. A study of the potential costs and impacts associated with each of the future governmental alternatives for San Martin should be conducted. These alternatives should include: incorporation, creation of sanitation or other service districts, and establishment of a municipal advisory council. The findings of the study should be disseminated widely throughout the San Martin area prior to any decisions regarding its future governance.

+ Advisory Committee wording acceptable

18.15. Once the issues of San Martin's future governance and level of development have been resolved, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill.

+ If, in the future, changes in the level of development or form of governance are recommended for San Martin, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill, and the San Martin Planning Committee.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

19. Coyote Valley

Anticipated impacts on the South County resulting from development in Coyote Valley should be reviewed and addressed by the affected jurisdictions, both individually and through cooperative action.

Advisory Committee wording acceptable

19.1. Staff of the Cities of Morgan Hill and Gilroy, the County and the School Districts of Morgan Hill and Gilroy should meet periodically with the staff of the City of San Jose to determine the impacts of Coyote Valley development on the South County and to recommend appropriate responses for each jurisdiction.

+ Advisory Committee wording acceptable

19.2. Specific attention should be given by the jurisdictions to identify appropriate mitigations to impacts on the education/school system, since quality of education is a primary objective of the South County community.

++ Advisory Committee wording acceptable

19.3. The jurisdictions should develop a plan and specific measures for preserving a major greenbelt area between San Jose and Morgan Hill.

++ The jurisdictions should develop a plan, specific measures, and compensation techniques for preserving a greenbelt area between San Jose and Morgan Hill.

19.4. LAFCO in reviewing proposed actions in the Coyote Valley should consider jobs/housing balance, school impaction, and implementation of the Coyote Greenbelt.

++ Advisory Committee wording acceptable

19.5. The County should proceed to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses. Careful attention should be given to any use being considered in the proposed Coyote Greenbelt area.

++ The County should proceed to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses. Careful attention should be given to all uses being considered in the proposed Coyote Greenbelt area.

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

20. Truck Stops

Given their demand for higher levels of police and fire protection, and the nature and range of activities they generate, truck stops should be located within cities and near major truck routes. Proposals to develop truck stops should be evaluated for a variety of locational, environmental, fiscal, and safety-related considerations.

Truck stops should be located near major truck routes, and because of their demand for higher levels of police and fire protection, and the nature and range of activities they generate, proposals to develop truck stops should be evaluated for a variety of locational, environmental, fiscal, and safety-related considerations, as outlined in Policy 20.2. (delete "within cities")

20.1. Given the need for sewer facilities and higher levels of police and fire protection, truck stops should be located within cities.

-- Delete

20.2. Proposals to develop truck stops should be evaluated for:

NP Proposals to develop truck stops should be evaluated for:

- a. access from major highways,
- b. compatibility with existing or future adjacent land uses,
- c. potential safety hazards,
- d. potential impacts on groundwater and surface water quality,
- e. environmental constraints,
- f. public costs and revenues related to the proposal,
- g. availability of other truck serving facilities in Santa Clara County and neighboring counties,
- h. growth inducing impacts, and
- i. proximity of the project to major trucking routes and the project's ability to provide services to the maximum number of truckers.

- a. access from major highways,
- b. compatibility with existing or future adjacent land uses,
- c. potential safety hazards, and availability of adequate water supplies for fighting fires,
- d. potential impacts on groundwater and surface water quality,
- e. environmental constraints,
- f. public costs and revenues related to the proposal,
- g. availability of other truck serving facilities in Santa Clara County and neighboring counties,
- h. growth inducing impacts,
- i. proximity of the project to major trucking routes and the project's ability to provide services to the maximum number of truckers,
- j. need for sewer facilities, and
- k. need for and availability of police
- and fire services.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

20.3. The draft policies contained in the Appendix A to the Truck Stop Siting report (and as Appendix C to this report) are recommended as a guide for the evaluation of truck stop proposals. These draft policies should be referred to appropriate agencies and organizations for their review and comment.

NP Advisory Committee wording acceptable

20.4. The Committee's recommended policies and criteria for the evaluation of proposed truck stop development in South County should be reviewed and adopted by the three jurisdictions.

NP Advisory Committee wording acceptable

20.5. Those truck stops which are allowed within the cities of the South County should be located near major trucking routes in an area which will serve the maximum number of truckers, thereby minimizing the need for additional truck serving facilities and minimizing the impacts of truck traffic on the community.

NP Advisory Committee wording acceptable

20.5+

Add Policy:

Cities should identify locations within their jurisdiction where truck stops would be appropriate.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

21. POTENTIAL INTERGOVERNMENTAL AGREEMENTS

21.1 The South County Cities and the County should continue to build upon their existing agreements and work in concert with neighboring jurisdictions, school districts and agencies in order to further the coordination and cooperation which has already begun.

+++ Advisory Committee wording acceptable

21.2 The South County Cities and the County should:

NP Advisory Committee wording acceptable

a. Review and prioritize the recommendations of the South County Joint Planning Advisory Committee, with particular attention to those recommendations requiring joint action in order to identify which are appropriate for intergovernmental agreements.

b. Review the various available types of intergovernmental agreements and proceed with those agreements which are determined to be appropriate.

Add Policy:

The South County jurisdictions should pursue consistent, coordinated and vigorous enforcement of adopted codes, to ensure that uneven enforcement will not lead to a concentration of activities in any one area of the South County.

DLUD: Add policy requiring uniform code enforcement, so that uses won't concentrate in one area as a result of less vigorous code enforcement [Change incorporated in P.C.] recommendation]

SOUTH COUNTY POLICY
JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

Future Joint Planning

- 22.13. An ongoing Joint Planning Advisory Committee, composed of officials and citizens from the three jurisdictions, should be established after the present Committee is permanently adjourned. The new committee should:
- a. serve as a forum where the local governments, the districts and the residents can work together to solve common problems and to recommend agreement on community objectives and the actions required to accomplish them,
 - b. make recommendations on matters referred by the sponsoring jurisdictions and identify issues to be brought to the sponsors for consideration,
 - c. address issues which were not addressed within the original charge of the first project, and
 - d. advise on the progress of the sponsors' joint implementation programs.
- 22.14. Each year the Committee should have an agenda limited to a very few high priority topics that may be resolved within a year's schedule, and it should be charged to recommend topics to the sponsors for consideration in the next year's agenda. Staff should be provided by participating agencies as appropriate to the topics in the annual work program.

NP Advisory Committee wording acceptable

NP Advisory Committee wording acceptable

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

G.P. COUNTY PLANNING COMMISSION RECOMMENDATION

COUNTY DEPT. AND AGENCY COMMENTS

Topics Recommended for the Next Phase of
Joint Planning

- | | | |
|--|----|--|
| 22.15. <u>Completion of rural/urban land use policies and coordination of development standards</u>
(completion of the Committee's work on the Urban/Rural report, with particular attention to developing criteria for appropriate uses for land designated rural, land designated urban, and lands in transition) | NP | Advisory Committee wording acceptable |
| 22.16. <u>Intergovernmental Fiscal Issues</u> | NP | Advisory Committee wording acceptable |
| 22.17. <u>Economic Development in a Community Context</u>
(investigation of alternative methods for initiating a strategic economic development planning process in the context of desired community character and quality of life) | NP | Advisory Committee wording acceptable |
| 22.18. <u>North-south automobile circulation in South County</u> (resolution of:
(1) alignment and designation of Santa Teresa Blvd, and (2) right-of-way use and treatment of Monterey Road, and
(3) analysis of the cumulative effects of incremental development activity in the South County on the South Valley Freeway, Monterey Road and Santa Teresa Blvd) | NP | Advisory Committee wording acceptable |
| 22.18+ | | Add Policy:
<u>Development of monitoring programs as identified in South County Program recommendations</u> |

SOUTH COUNTY JOINT PLANNING PROGRAM
3/16/87

APPENDIX B

DEPT. OF LAND USE AND DEVELOPMENT RECOMMENDATIONS

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY '28 1987

UNIVERSITY OF CALIFORNIA

The Department of Land Use and Development concurs with the Planning Commission's recommendations for all policies except the three which are identified in this appendix. For these three policies, the Dept. drafted its final recommendations in response to concerns raised by other County agencies and departments after the Planning Commission had made its final recommendations on March 5. Presented here is a policy-by-policy comparison of the three policies for which the County Planning Commission recommendations and those of the Dept. of Land Use and Development are not in accord.

Advisory Committee Recommendation--Original policy wording as contained in the South County Program Final Report, dated September 1986.

County Planning Commission Recommendation--Recommendation adopted by the Commission on March 5, 1987

Dept. Land Use and Development Recommendation--Staff recommendation incorporating comments received from other County Departments and Agencies

The following conventions have been used:

New wording is underlined

SOUTH COUNTY POLICYJOINT PLANNING ADVISORY COMMITTEE PROPOSALCOUNTY PLANNING COMMISSION RECOMMENDATIONDEPT. LAND USE & DEVELOPMENT RECOMMENDATION

9.12. The County should consider implementing a Memorandum of Understanding (MOU) between the Department of Health Services (DOHS) and the County Health Department whereby the County would act as an agent in requiring hazardous material users and waste generators to provide annual records and in monitoring the haulers of hazardous materials and waste.

Advisory Committee wording acceptable

Delete

DISCUSSION: This policy has been recommended for deletion at the suggestion of the Environmental Health Services Toxics staff. The County has already undertaken the recommendation made in policy 9.12 in accordance with implementation of new state legislation (AB 2185/2187/2777).

10.3. Regular meetings should be held between the two Regional Water Quality Control Boards (RWQCB), the two Water Districts, County Health Department, County Executive's Office, County Planning Office, Gilroy Planning Department, Morgan Hill Planning Department, San Martin Planning Committee, and any other key agency which is interested, to discuss the current issues and concerns relative to South County's water supply and quality.

Advisory Committee wording acceptable

Close coordination should be maintained between agencies and organizations which share jurisdiction and interest relative to South County's water supply and water quality.

DISCUSSION: The Environmental Health Services Toxics staff expressed concern about adopting the Advisory Committee's original wording for this policy. Coordination in this policy area is already underway. As currently worded, this policy specifies that regular meetings would be held--an inflexible approach to policy coordination. The recommended revision encourages continued close coordination, but does not specify any particular mechanism for that coordination. Staff considers this to be a more useful and flexible approach.

SOUTH COUNTY POLICY

JOINT PLANNING ADVISORY COMMITTEE PROPOSAL

16.4+

COUNTY PLANNING COMMISSION RECOMMENDATION

Not reviewed by Planning Commission

DEPT. LAND USE & DEVELOPMENT RECOMMENDATION

Add Policy:

Upon adoption, all plans which require right-of-way dedication for scenic roads, trails, and park lands should be prepared in detail and distributed to those jurisdictions which are responsible for implementation.

DISCUSSION: This new policy is recommended in response to comments received from the Transportation Agency, relative to policies 16.3 and 16.4.

APPENDIX C

Referral Comments on the Proposed South County Policies

This document compiles the comments which were received from Agencies and Organizations which are not within the jurisdiction of the Santa Clara County Board of Supervisors

Comments were received from the following agencies and organizations:

ABAG	Association of Bay Area Governments
CCRWQCB	Central Coast Regional Water Quality Control Board
CGF	Committee for Green Foothills
DFFP	California State Dept. of Forestry and Fire Protection, Santa Clara County Ranger Unit
IGC, Tr	Intergovernmental Council, Trails and Pathways Committee
LAFCO	Local Agency Formation Commission
MHUSD	Morgan Hill Unified School District
San Jose	City of San Jose Planning Department
SCVWD	Santa Clara Valley Water District
Sierra GR	Sierra Club, Guadalupe Regional Group

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 28 1987

UNIVERSITY OF CALIFORNIA

Original communications are available for review in the Santa Clara County Office of Planning. Please contact Eric Carruthers or Susan Phillips at 299-2521.

Urban Growth and Development

- | | | |
|-----|------|---|
| 1.1 | ABAG | <p>Policy 1.1 states that the plans of the two cities and the County do not need to be revised at this time to accommodate projected growth to 2005. We disagree. While the overall land use designations produce a supply of land that is sufficient to accommodate the projected level of growth to the year 2005, existing residential ordinances in Gilroy and Morgan Hill will need to be revised to allow housing to develop at different rates. Rapid employment growth could drive housing prices up if an insufficient housing supply is available as the jobs are created. Also, cities may want to review allowable residential densities and increase them to conserve available land supply.</p> |
| 1.2 | CGF | <p>We support the Advisory Committee's recommended policies for urban growth and development. The call, in recommended policy 1.2, for the identification of areas to be kept in long-term open space is particularly timely. The longer we wait, the less we will have to conserve.</p> <p>The Advisory Committee's recommended policies should be left basically unchanged. The Planning Commission's recommendations go too far in presuming the need for future urban expansion and in calling for the creation of an urban reserve. (Their recommended revisions are also inconsistent: their 1.2 calls for the identification, now, of "areas needed for future urban development"; their added policy following 1.4 states that "planning for new urban growth (including designation of an urban reserve)" should only start after certain not-yet-established criteria have been met.) CGF feels it is premature to designate areas needed for future urban growth. The Advisory Committee had reports on projected housing and economic growth but did not recommend that an urban reserve be identified now. The decision whether or not to plan for new urban expansion should be based upon the desired vision of life in the South County. Such a decision should not simply respond to a purportedly independent "need" to accommodate pressures for urban growth.</p> |

Policy # Agency Comment

Urban Growth and Development, Cont'd

1.4 CGF However, as the Planning Commission points out, the establishment of an urban growth monitoring program is an important measure. As their recommended added policy (following 1.4) states, it should be "undertaken immediately", and it deserves to be given a somewhat more specific charge than is included in policy recommendation 1.4. We would suggest that the Planning Commission's first added policy be modified to read as follows and that the second added policy be dropped:

Development of the urban growth monitoring program should be undertaken immediately. The role of each jurisdiction in implementing the program should be specified, and responsibility for overall coordination should be assigned. The program should consider the conditions that would make new urban growth desirable as well as the conditions and reasons that would call for limitations on urban growth. On the basis of these conditions and reasons, the program should establish criteria which would, if met, trigger planning for new urban growth. (The remainder deleted.)

The successor to the present South County Joint Planning Advisory Committee might be the appropriate agency to coordinate the program, and to consider the appropriate conditions, reasons, and criteria for limiting or planning new urban growth.

Whatever the adopted wording of these policy recommendations and the designation of the responsible agency or agencies, we should all give a great deal of thought to the criteria which would trigger planning for new urban growth.

1.9 LAFCO Endorse

Economic Development

2.2 CGF CGF strongly supports the Advisory Committee's recommendation in 2.2 that agriculture be encouraged and understood as a crucial part of a balanced South County economy.

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Economic Development, Cont'd

- | | | |
|-----|-----------|---|
| 2.3 | CGF | <p>The Planning Commission's specifying language in its revision of 2.3 is helpful, but it should be expanded to cover monitoring of environmental impacts associated with possible industrial growth. We would recommend that this sentence be added to the Planning Commission's revision of 2.3:</p> <p>Recognizing also the possible impacts of industrial growth on water and air quality and on natural and heritage resources, monitoring programs should be used to assess and report the effects of industrial development on environmental quality and resources.</p> |
| 2.3 | Sierra GR | <p>Attention should also be given to development of greenbelts and open space areas and how industry (sic) growth will affect these areas.</p> |

Jobs/Housing Balance

- | | | |
|-----|------|---|
| 3.1 | ABAG | <p>Policy 3.1 states that the cities and the County should seek to attain and maintain a reasonable balance between jobs within each city's unincorporated area and housing within each city's boundary agreement area...by the use of various measures.</p> <p>ABAG policies speak to the need for interjurisdictional coordination of land use policies to balance housing and jobs within <u>sub-regional economic units</u>, rather than within individual communities. It is particularly important that the South County jurisdictions coordinate provisions of housing to accommodate job growth in the subregion so as not to force up housing prices for existing residents as well as for workers in the new jobs. In this regard, we strongly support Policy 3.7 concerning working also with the City of San Jose to minimize impacts of Coyote Valley development on the jobs/housing balance in the South County.</p> |
| 3.2 | CGF | <p>The sentence the Planning Commission has added to policy recommendation 3.2 should not be adopted. "Realistic residential development densities" suggests that planning should only be guided by a response to supposedly external necessities. Management of the jobs/housing balance and decisions about the kinds of communities citizens desire in the South County should guide residential development densities.</p> |

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Jobs/Housing Balance, Cont'd

- | | | |
|-----|----------|---|
| 3.3 | San Jose | San Jose's Horizon 2000 General Plan supports a balance of jobs and housing for the City as a whole. This balance, however, is not intended on a sub-regional basis as suggested in this policy for the Coyote Valley. Since the balance between jobs and housing is only one of the City's concerns, land use decisions must also consider other issues. Equally important to balancing jobs and housing is reducing impacts on the local transportation system through "reverse commute". Addressing all relevant issues precludes a jobs/housing balance for small segments of a city. Information about San Jose's jobs/housing balance is available for review by other jurisdictions. |
| 3.4 | San Jose | It should be the responsibility of each city to monitor and adjust its respective job/housing balance. Sharing this information with other jurisdictions could promote land use decisions which are beneficial at both the local and regional levels. However, it should not be the responsibility of cities to monitor the development decisions, and resulting cumulative impacts, of other communities. While it is appropriate to review and comment on specific development proposals within other jurisdictions, this review should be limited to environmental impacts beyond individual city boundaries. |
| 3.5 | San Jose | The intent and language of this policy is unclear. The City of San Jose is committed to a jobs/housing balance and will continue to implement programs and techniques to accomplish this objective. We assume that other local communities have similar objectives. In concert with policies to positively affect the jobs/housing balance, the Horizon 2000 General Plan includes policies to address associated transportation issues (i.e., Transportation Level-of-Service, Traffic Management Program). Likewise, the City has housing policies to address the issue of affordability. In fact, San Jose currently provides most of the affordable housing for the County. |
| 3.7 | ABAG | (see above) In this regard, we strongly support Policy 3.7 concerning working also with the City of San Jose to minimize impacts of Coyote Valley development on the jobs/housing balance in the South County. |
| | San Jose | The City of San Jose would be willing to work with other South County communities to minimize impacts as a result of Coyote Valley development. |

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Jobs/Housing Balance, Cont'd

3.8	CGF	The Planning Commission's revision of 3.8 should be adopted: it is more clear and precise than the Advisory Committee's draft version.
-----	-----	--

Education

Gen'l	LAFCO	Add Policy: School district boundaries in the South County area should be reconsidered for pertinence to anticipated growth through the year 2005.
	MHUSD	Endorse all.
4.1	San Jose	The need for this policy may be preempted by the recent School Impact Fee Legislation (AB 2926). The legislation allows school districts to set and levy fees to finance school construction necessitated as a result of new development. Each jurisdiction is to collect these fees prior to the issuance of building permits.
4.14	San Jose	The need for Mello Roos funds for school construction necessitated by new developments in the Coyote Valley also appears to be preempted by the School Impact Fee Legislation.

Infrastructure

5.1	CGF	The Planning Commission's revision of policy recommendation 5.1b weakens the policy and should <u>not</u> be adopted. It will generate additional public expenditure to support private investment and it is unclear. What are "appropriate" incremental public service costs? Why, by implication, is it inappropriate for developers to pay certain incremental public service costs created by their development?
-----	-----	--

Infrastructure: Sewers and Sanitation

- | | | |
|---------|-----|---|
| 6.pgph1 | CGF | We support the strengthened wording the Planning Commission has suggested for the opening paragraph. |
| 6.3 | CGF | <p>A small but important addition should be inserted into 6.3, so that it would read as follows:</p> <p>San Martin's sewage treatment needs should be determined with consideration given to the implications of economics, population, land use, <u>environmental impacts</u>, and the governmental status of San Martin.</p> |
| 6.4 | CGF | <p>We would like to see the Advisory Committee's policy recommendation 6.4 remain unchanged, calling for a prohibition of alternative sewage treatment and disposal systems until a more reliable track record has been established. Careful scrutiny, which the Planning Commission has recommended should be substituted for prohibition, is not enough. This is simply too risky an issue to be granting exceptions. The record of package plants, the most likely alternative systems, are poor (as outlined in Appendix B, "Cost Revenue Analysis. Appendix: Package Sewage Treatment Plants", April 14, 1983). For both design and operational reasons they frequently fail. Water quality in South County is particularly sensitive to contamination. Bad water problems already exist in some areas, the water table is high, and percolation rates are high. The public clearly needs and wants clean water.</p> |

Water Supply

- | | | |
|-----|-----|---|
| 7.3 | CGF | The policy that the Planning Commission has recommended be added after 7.3 has our full support. |
| 7.5 | CGF | <p>Policy recommendation 7.5 should be stronger. Rather than "consider accepting the concept of "managing the aquifer", each jurisdiction and agency pumping water from wells should manage the aquifer. We suggest that the policy recommendation be revised to read:</p> <p>All jurisdictions and agencies pumping water from wells should <u>cooperate in managing the aquifer</u> so as to <u>preserve the natural ecology of the region</u>, secure the aquifer's utility as a water resource, and ensure the water's quality.</p> |

Water Supply, Cont'd

- | | | |
|----------|-----|---|
| 7.6 | CGF | 7.6 is strong and clear as drafted by the Advisory Committee: "Streams and other appropriate percolation areas should be protected." Percolation is a crucial ecological function performed by streams, but streams serve many purposes (such as recreation, visual relief, and natural habitat) which together make it undesirable to do anything but preserve them in their natural state. The extra language in the Planning Commission's revision is unnecessary. |
| 7.8/7.8+ | CGF | We support the Planning Commission's revision of 7.8 and the added policy they have recommended to follow 7.8. Both call for the inclusion of water reclamation and conservation as tools in managing water resources. |

Water Quality

- | | | |
|-------|-----|------------------------------------|
| Gen'l | CGF | This section has our full support. |
|-------|-----|------------------------------------|

Intergovernmental Coordination: Water Quality/Hazardous Materials

- | | | |
|------|---------|--|
| | CCRWQCB | It is also this Regional Board's policy to encourage development of water reclamation facilities where feasible so that reclaimed water may be made available to help meet the growing water requirements of the region. We believe that a policy recommendation regarding reclamation would be appropriate and should be included. |
| 10.1 | CCRWQCB | <p>Since most surface and ground waters of South County have dissimilar characteristics, it would be impossible to establish a single "standard." Even if all waters of South County were regulated by a single Regional Board, water quality objectives would vary from one area to the next.</p> <p>You requested that we recommend specific changes in wording to make the policy statement acceptable to us. We suggest that Policy Recommendation 10.1 be deleted rather than reworded.</p> |

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Transportation

11.2	Sierra GR	Support
11.4	Sierra GR	An effective mass transit system which provides fast, convenient inter- and intracity travel is essential to cut down on auto use and achieve the goals of section 11.2.
11.7	Sierra GR	Strongly support
11.7+	CGF	We support the Planning Commission's added recommendation that all South County jurisdictions carefully review the recommendations of Transportation 2000.

Flood Control

12.4	SCVWD	Streamside development should be designed in such a way as to facilitate maintenance of the waterway and protection of the environment and riparian areas. <u>Careful consideration should be given to the use of streets to separate development from the waterway consistent with Santa Clara Valley Water District recommended streamside street designs. Where appropriate, such streets should be a condition of development.</u> (Add underlined wording.)
12.4	Sierra GR	Very important
12.9	CGF	We believe it is essential to retain policy recommendation 12.9. It is well documented that development which increases run off and sedimentation in a watershed has cumulative effects on areas downstream which often result in flooding and the need for channelization and the destruction of riparian vegetation and natural habitat.

Local Drainage

13.pgph1	CGF	<p>A positive insistence should be made that local drainage facilities be installed in the context of a master plan for local drainage. We would recommend that "preferably" be deleted from the second sentence of the opening comment so that it reads,</p> <p>...Developers of individual projects should be required to mitigate off-site and on-site impacts and, where appropriate, to install local drainage facilities which would contribute to an eventual areawide solution to the local drainage problems in the context of a master plan for local drainage which should be developed jointly by the Cities and the County.</p>
----------	-----	--

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Local Drainage, Cont'd

13.5+	CGF	We strongly support the Planning Commission's recommended added policy which follows 13.5.
-------	-----	--

Agriculture

14.4	CGF	<p>We also suggest that 14.4 be strengthened to read:</p> <p>The County and Cities should consider further <u>where</u> they want to establish areas for the permanent preservation of agricultural lands, and they should establish programs to do so.</p>
14.pgph3	CGF	<p>The Advisory Committee has recommended a vigorous campaign in support of agriculture in the South County. We feel they should move a step further in calling on the Cities and the County to plan for the maintenance of significant areas as permanent agricultural land. The recommendations of the Planning Commission move in the opposite direction. In their revision of the comment before policy recommendation 14.5, they have deleted the word "permanent" from the degree of protection that should be given to "some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy)", "permanent" should be restored.</p>
14.6	CGF	<p>We would like to voice very strong support for 14.6. One of the main avenues for weakening the protection of agricultural lands has been abuse of the allowance for "uses compatible with agriculture."</p>
14.7	CGF	<p>The Advisory Committee's policy recommendation 14.7 as presently worded presumes that agricultural lands will be needed for urban growth. It should be revised to read:</p> <p>If and whenever any agricultural lands are converted to urban uses, the conversion should occur in an orderly manner to retain the stability and viability of remaining agricultural lands.</p>
14.9	LAFCO	Endorse

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Agriculture, Cont'd

14.10	CGF	The Planning Commission's revision of 14.10 removes the Advisory Committee's recommendation that open space buffers be established between agricultural areas and urban expansion areas, stating only that where such buffer zones are created, activities should be limited to certain uses. We would recommend that some of the Planning Commission's language be accepted but that 14.10 read in full:
-------	-----	---

Open space buffers should be established between viable agricultural areas and urban expansion areas in order to minimize land use conflicts arising from the encroachment of urban development into or adjacent to agricultural areas. Activities in these open space buffer zones should be limited to uses which are compatible with both agricultural and urban activities and which preserve the open space character of the land. Specific uses should be defined through an open intergovernmental process.

14.10+	CGF	The policy which the Planning Commission has recommended adding after 14.10 should be adopted.
--------	-----	--

Development Hazards/Environmental Safety

Gen'l	DFFP	We recommend the County of Santa Clara adopt the handbook, "Fire Safe Guides for Residential Development in California." This handbook was developed by California Department of Forestry and Fire Protection, the U.S. forest Service and endorsed by the County Supervisors Association of California. Contained in this handbook are sections on planning needs and considerations, supplies, roofing, power utilities, building construction, fuelbreaks and greenbelts.
-------	------	--

The Department also recommends the adoption of roofing standards for construction in the wildlands to be equal to or greater than the State Fire Marshal recommends for hazardous fire areas. Consideration of our proposal may help to prevent large disastrous fire areas (i.e., Lexington) in new areas being developed within Santa Clara County.

15.pgph1	CGF	In the opening comment, "inconspicuous" would be a clearer choice of word than "compatible". The second to last sentence would then read in part:
----------	-----	---

...when hillside land is developed, it should appear inconspicuous and be done with minimum disruption of topography and vegetative cover...

Development Hazards/Environmental Safety, Cont'd

- | | | |
|-------|-----------|--|
| 15.5 | CGF | <p>Let's not take changes, either on water quality or on safety. We recommend that 15.5 be revised to read:</p> <p>Development should be <u>prohibited</u> along the shores of reservoirs which can be expected to sustain damage from seismically-induced seiche waves. <u>These areas should be determined by the County Geologist.</u></p> |
| 15.7 | CGF | <p>As revised by the Planning Commission, 15.7 is too restrictive in the reasons it lists for preserving streams and riparian areas in their natural state. Either the Advisory Committee's original wording should be maintained--it is strong and clear--or it could be revised as follows:</p> <p>Natural streamside and riparian areas should be left in their natural state in order to preserve their value as percolation and recharge areas, <u>natural habitat, scenic resources, and recreational corridors. If flood control projects needed to protect presently existing development make this infeasible, disruption should be minimized, maintaining slow flow and stable banks through design and other appropriate mitigation measures.</u></p> |
| 15.8 | CGF | <p>Policy recommendation 15.8 should be maintained in its original form. The Planning Commission's addition weakens the intent.</p> |
| 15.10 | CGF | <p>15.10b should be revised to specify that no grading or construction should be allowed on hillsides with 30% or greater slope.</p> <p>Strict grading and building regulations (<u>including a prohibition on grading and construction on slopes of 30% or more</u>) to minimize instability of sloping areas and reduce public costs associated with maintaining roads and utilities on unstable slopes.</p> |
| 15.10 | Sierra GR | <p>Support--this will help to form open space/greenbelt areas</p> |

Open Space and Recreation

- | | | |
|-------|-----|--|
| 16.p1 | CGF | <p>It is important that the Advisory Committee not accept the Planning Commission's recommended addition to the opening comment. The County and the Cities have the legitimate right to regulate land use for the public welfare. The public interest in preserving open space, establishing greenbelts and parks will sometimes override individual property owners' private interests.</p> |
|-------|-----|--|

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Open Space and Recreation, Cont'd

16.5	San Jose	This policy is supported by the Greenline established in the City of San Jose's Horizon 2000 General Plan and in the City's recent Hillside and Greenbelt Study and Task Force recommendations.
16.6	IGC, Tr	It is important to preserve space for trails, even where streamsides are not in a natural state
16.7	CGF	The Planning Commission's addition to 16.7 is an inappropriate specification of low-intensity rural uses. The policy recommendation should remain as written by the Advisory Committee.
16.7	Sierra GR	Commitment to maintaining open space/greenbelt essential for quality of life (human and animal) in Santa Clara County.
16.9	IGC, Tr	Recommend that this policy be worded, "Riparian systems, streamsides and floodways..."
	IGC, Tr	It is important to consider the county-wide trail system--the Llagas and Uvas trails should be connected with other county-wide trails; likewise, the Pacheco and Pajaro should be considered for their importance to an interconnected, county-wide system.
	IGC, Tr	Trails should be located away from the creek edge to maintain the riparian corridor. Suggest additional policy language to reinforce this recommendation, "Access to creeks should be of sufficient width to provide protection of riparian habitat, flood control access and trails."
16.10	Sierra GR	Strongly support
16.10	San Jose	The City of San Jose has implemented this policy by designating the southern portion of the Coyote Valley as Coyote Greenbelt in the Horizon 2000 General Plan. We recommend that Morgan Hill support a similar effort for an adjacent greenbelt within their jurisdiction to strengthen the separation between the two cities.

Policy #	Agency	Comment
----------	--------	---------

Open Space and Recreation, Cont'd

- | | | |
|-------|-----------|---|
| 16.11 | CGF | <p>16.11 is too broad in its list of uses appropriate for a greenbelt. Rural residential areas are not greenbelt; San Martin should not be considered as part of the greenbelt between Morgan Hill and Gilroy. We recommend that 16.11 read:</p> <p>The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as <u>low-density agricultural activities, recreational areas, and undeveloped natural areas</u>. A more specific list of uses appropriate for a greenbelt should be developed through an open intergovernmental process.</p> |
| 16.11 | Sierra GR | Strongly support |
| 16.12 | Sierra GR | Strongly support |
| 16.13 | IGC, Tr | Assessment districts represent another possible source of funding |
| | CGF | 16.13 should remain unchanged. The Planning Commission's addition of "planned cluster developments" is redundant; the same point is made under f. and g. |
| 16.13 | Sierra GR | Strongly support |
| 16.14 | Sierra GR | Strongly support |
| 16.15 | CGF | <p>We strongly oppose the Planning Commission's recommended revision of 16.15.a. The purpose of these measures, as stated in the comment preceeding 16.15, is to coordinate action to preserve open space and meet recreational goals. This focus needs to be maintained. The Planning Commission's revision puts the emphasis on urban development, calling for the retention of only "some" open space lands. It reverses the priorities.</p> <p>The parenthetical inclusion of planned cluster development should be struck from the Planning Commission's policy recommendation 16.16.f. This point, if adopted for inclusion in the Advisory Committee's report, should read:</p> <p>f. participate in the development of regional open space preservation programs utilizing <u>acquisition</u>, planning and regulation.</p> |

Policy #	Agency	Comment
----------	--------	---------

Open Space and Recreation, Cont'd

16.16	CGF	Similarly, the Planning Commission's revision to 16.16.b should be changed to read: protect open space resources by regulating land use to prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits, and preserve open space through planning, regulation, and <u>acquisition</u> .
-------	-----	--

16.17	Sierra GR	Excellent recommendation
-------	-----------	--------------------------

San Martin

18.10	LAFCO	Endorse
-------	-------	---------

Coyote Valley

19.1	San Jose	The City of San Jose is willing to discuss the progress of development in the Coyote Valley, as well as the preservation of the Coyote Greenbelt, with representatives from Morgan Hill, Gilroy, the County and the School Districts.
19.2	San Jose	The School Impact Fee Legislation (AB2926) will likely preempt the need for this policy.
19.3	Sierra GR	Strongly support
19.3	San Jose	This policy, as previously identified under 16.10, is already incorporated in San Jose's Horizon 2000 General Plan and Hillside and Greenbelt Study. We encourage Morgan Hill to initiate and implement similar measures to contribute to the Greenbelt between the two communities.
19.3	CGF	We support the Advisory Committee's original wording for 19.3. The Planning Commission's addition of "compensation techniques" is unnecessary. The County and the Cities have the right to regulate land use for the public benefit. While compensation may occasionally be appropriate, it will frequently either place an impossible financial burden on the public or frustrate the efforts at open space preservation.
19.4	LAFCO	Endorse
	San Jose	It seems appropriate that LAFCO consider job/housing balance, school impaction and Coyote Greenbelt implementation as part of its review process for specific proposals.

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
-----------------	---------------	----------------

Coyote Valley, Cont'd

19.5	San Jose	This policy should focus on retaining existing uses which support the Coyote Greenbelt (i.e., those which maintain agricultural or rural character). Expansion should not be permitted when it intensifies an existing non-agricultural or non-rural use. Uses compatible with the Greenbelt should be narrowly defined so that the open space character of the area is not compromised with a preponderance of industrial uses supporting agriculture.
------	----------	---

Truck Stops

20 all	CGF	The Advisory Committee's recommended policies are good and should be maintained. The Planning Commission's revisions systematically reverse the Advisory Committee's recommendation that truck stops be located within cities. The "truck stops in cities" policy is prudent both in terms of infrastructure costs and in terms of protection for open space and environmental quality along highways. "Within cities", or the equivalent words, should be retained wherever the Planning Commission has recommended their deletion.
--------	-----	--



SOUTH COUNTY JOINT PLANNING PROGRAM

COMMENTS RECEIVED FROM REFERRAL AGENCIES RE: IMPLEMENTING ACTIONS

<u>Policy #</u>	<u>Agency</u>	<u>Comment</u>
1.5	LAFCO	Add LAFCO as implementor
3.3	LAFCO	Add LAFCO as implementor
11.5	LAFCO	Add LAFCO as implementor
12.4	SCVWD	Policy, Staff: Review proposals for consistency. <u>Also consider and, where appropriate, require, that streets separate development from waterways consistent with Santa Clara Valley Water District recommended streamside street designs.</u>
14.10	LAFCO	Add LAFCO as implementor
18.15	LAFCO	Add LAFCO as implementor
A11	LAFCO	Clarify differences between implementing actions involving boundary expansions, which do involve LAFCO, and actions involving development within existing Urban Service Areas, where LAFCO has no role.

SoCoSP:RefComm

U.C. BERKELEY LIBRARIES



0123305314

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAR 21 2020

UNIVERSITY OF CALIFORNIA